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Land Development Plan

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Franklin County, North Carolina

Philip S. Letsinger • Architect/Planner • Raleigh, North Carolina

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The LAND DEVELOPMENT PLAN provides a plan for the physical development of the county and a guide for accommodation of related growth in a manner which will promote the most desirable and suitable use of the county's resources. Data is presented on the county's population, economy, natural features, and man-made features. Goals, objectives, and policies for development are established as guides for local government decisions on matters related to land uses within the county. A planning program is proposed to implement the land development plan.

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LAND DEVELOPMENT PLAN

FRANKLIN COUNTY, NORTH CAROLINA

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June, 1981

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I. INTRODUCTION

Franklin County is a pleasant place for its citizens to live and work. The county's economy is a mix of agriculture, industry, retail trade and services. However, between 1950 and 1970, young workers were forced to move away from Franklin County in order to find jobs. Agriculture required less labor; and most jobs in manufacturing paid low wages for unskilled labor. The agriculture and residential tax base did not increase, making it increasingly difficult for the county to meet the financial needs for public services.

The Board of Commissioners resolved, in 1979, to create the Franklin County Leadership Committee and to empower it to make a comprehensive study and evaluation of the critical issues facing Franklin County during the decade of the 1980's. The Leadership Committee, which consists of eleven members, appointed for two-year terms by the Board of Commissioners, began its work in the fall of 1979. It met with the Board of Commissioners to identify problems and develop a list of priorities for the county. (See Section IV, GOALS AND OBJECTIVES, page 50). The Leadership Committee has been involved in the following activities since it was established:

- Community Development Block Grant. The Leadership Committee recommended that the county apply for a Community Development Block Grant to address some of the housing and neighborhood problems in the county. Applications were made in 1980 and 1981 but the county did not rank high enough to be funded.

- Industrial Bond Authority. The Leadership Committee recommended that an industrial bond authority be established in the county; and in 1980, the Board of Commissioners created the Franklin County Industrial Facilities and Pollution Control Financing Authority.

- Airport Survey. The Leadership Committee recommended that an airport study be conducted to determine the amount of interest in and feasibility of an airport in Franklin County. In 1980, the Board of Commissioners authorized the study and a consultant was selected to prepare a master plan and select a site. The county applied to the Federal Aviation Administration for a grant for the study but the study has not yet been funded.

- Land Use Study. The Leadership Committee recommended that a land use study be prepared, and in 1980, the Board of Commissioners authorized application for a "701" planning grant. The grant, funded by the U. S. Department of Housing and Urban Development for 1980-81, provided technical assistance to the Leadership Committee for the preparation of this Land Development Plan.

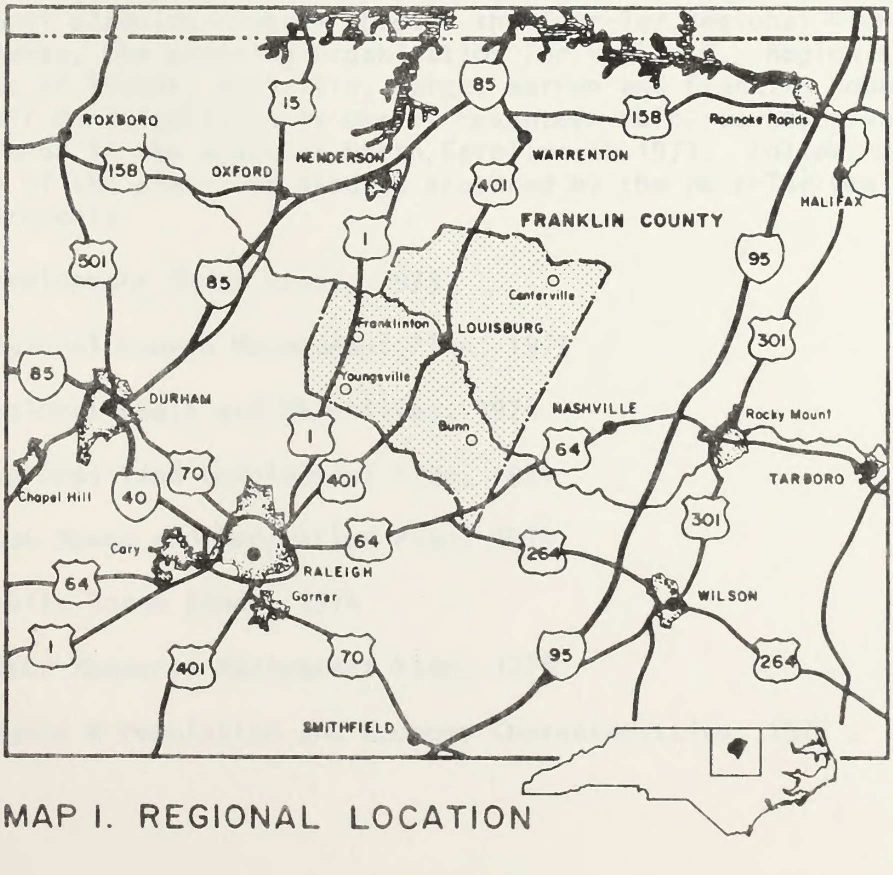
- County Emblem. The Leadership Committee sponsored a contest in the county schools for ideas for an emblem for Franklin County. In 1981, the committee recommended that the Board of Commissioners officially adopt an emblem, and the emblem "grow with Franklin County" was adopted for use by the county.

The Leadership Committee has also been involved in planning for parks and recreation and in development of a general county-wide spirit of cooperation and betterment.

HISTORIC BACKGROUND

The Franklin County area has a long history, beginning well before 1750 with the movement of settlers into the area. Settlements spread along the Tar River, and a travelers' rest at the old Tar River ford became the village of Louisburg. Franklin County was formed in 1779 when the state legislature voted to divide what was then Bute County into what are now Franklin and Warren counties. The legislature also authorized the incorporation of the county seat, Louisburg, which was named in honor of Louis XVI.

Louisburg, the county seat, developed as the regional trade center for the local agricultural economy and is the largest municipality in the county. There are four other incorporated towns in the county: Franklinton, Youngsville, Bunn and Centerville.



MAP I. REGIONAL LOCATION

REGIONAL SETTING

Franklin County is located on the northeastern edge of the Piedmont and is bounded by Wake, Granville, Vance, Warren and Nash counties. Franklin County's location is a key asset for its future economic development. The region has a network of interstate and other major highways and a trunk railroad system. Interstate 85 to the west and Interstate 95 to the east are the major arteries for truck and passenger traffic. In the county, US 1, US 401, and US 64 provide major highway access. This highway and rail network connects the county with the major market centers of the eastern seaboard as well as the growing Piedmont industrial complex. Major air transportation is less than one hour away at the Raleigh-Durham airport.

Franklin County is close to the state governmental center and the cultural activities located in Raleigh. The education and research resources of the Research Triangle area are also readily available to the citizens and businesses of Franklin County.

EXISTING PLANS

This is the initial county-wide planning activity for Franklin County· although the individual towns in the county have been involved in planning for many years. Table I-A presents a summary of the planning activities of the towns in Franklin County.

Franklin County and its municipalities have also been part of a regional planning program through the Kerr-Tar Regional Council of Governments, the planning organization for Region K. Region K which consists of Person, Granville, Vance, Warren and Franklin counties and their municipalities is one of seventeen multi-county planning regions established in the state of North Carolina in 1971. Following are titles of some of the plans and studies prepared by the Kerr-Tar Regional Council of Governments:

Development Codes Study, 1973

Regional Growth Management Plan, 1973

Regional Goals and Objectives, 1974

Regional Land Development Plan, 1974

Open Space and Recreation Plan, 1974

Mobile Homes Study, 1974

Water Resource Management Plan, 1974

Region K Population and Economy Characteristics, 1975

Table I-A. LAND USE PLANNING SUMMARY

	Franklin Co.	Bunn	Centerville	Franklinton	Louisburg	Youngsville
Planning/Zoning Board		X		X	X	X
Board of Adjustment		X		X	X	
Historic Board						
Housing Authority						
Redevelopment Commission						
Population and Economy Study						
Land Use Plan				X	X	
Community Facilities Plan					X	
"201" Waste Water Facilities Plan		X		X	X	X
Housing Element				X	X	
Zoning Ordinance		X		X	X	X
Historic District Ordinance						
Subdivision Regulations					X	
Mobile Home Ordinance				X[a]	X[a]	
Floodway Ordinance					X	
Minimum Housing Ordinance		X		X	X	X
Building Codes						
Building				X	X	X
Plumbing				X		
Electrical					X	
Heating/Air Conditioning						
Residential Building						
Insulation	X	X	X	X	X	X

NOTES:

a. Included in zoning ordinance.

Region K Transportation Plan, 1977

Region K Housing Element, 1978

Region K Land Use Element, 1978

Region K Code Enforcement Study, 1979

Region K Community Facilities Study, 1979

Region K Solid Waste Management Plan, 1980

Region K Open Space Plan, 1979

Region K Areawide Housing Opportunity Plan, 1980

These plans and studies are the sources of much of the information included in the Franklin County Land Development Plan.

THE LAND DEVELOPMENT PLAN

The land development plan is primarily concerned with long-range physical development in the county and those public actions which can be reasonably expected to influence development. The plan is both a compilation of data about the county and a statement of policies regarding land development. Data on natural features, population, economy, existing land uses, and community facilities illustrate the county's resources and assets as well as its problems and liabilities. Projections and forecasts indicate what changes may take place in the future. However, the county can influence the course of its development. Goals and objectives for the county are stated as part of this plan along with the policies and standards which are designed to eventually achieve the county's goals.

While promoting growth and development, the county must, in turn, manage its growth so that changes will be positive rather than negative, and the county thereby will become a better place for its citizens to live and work. The plan includes a development strategy and land use policies which are designed to help the county achieve its goals. The plan is an advisory document for both public officials and private developers as they invest in the future of Franklin County. Both public and private decisions should be consistent with the policies of this plan in order to work together toward the county's goals. The plan should be reviewed regularly and revised as necessary to keep all aspects of the plan current. Any changes in the plan should be fully documented, stating any changes in the basic data and revisions in the goals, objectives, policies or strategies of the plan.

II. POPULATION AND ECONOMY

POPULATION

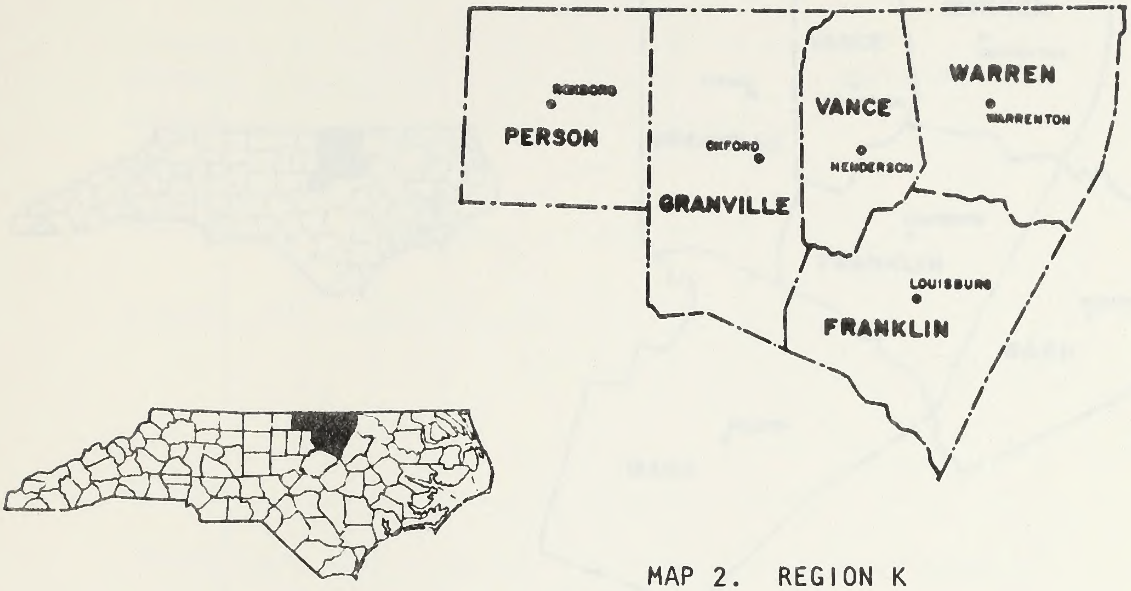
Knowledge of the population of an area is essential for planning of that area. Planning is for meeting people's needs, and it is necessary to know how many people there are, where they live, how many will go to school, and how many will work. Land development, utilities, and public services are directly related to the people of the area and where they live and work.

County and Regional Population Trends. An examination of the county and regional population trends shows the changes which have occurred in each area. And a comparison of the changes in Franklin County with those of adjoining counties and the state illustrate the different characteristics of the counties and the factors affecting their populations. Table II-A shows the population changes for Franklin County, Region K, and North Carolina from 1910 to 1980; and Table II-B shows changes from 1970 to 1980 in the population of counties adjoining Franklin County.

The total population of Franklin County, after decreasing between 1900 and 1910, gradually increased until 1950. The population of both the county and the region then declined through the 1950's and the 1960's. This decline was primarily due to a lack of economic opportunities in the region. The economic structure had been based on agriculture and old line manufacturing which required low wage, unskilled labor. Young workers migrated out of the area as agriculture required less labor and other jobs were not available.

In the 1970's, Franklin County experienced an 11.2% growth in population, a rate of growth comparable to Vance and Nash counties and substantially greater than the rates of growth in Warren and Granville counties. The declining regional population trend reversed for two reasons: industrial development provided more jobs within the region; and development in Durham and Wake counties increased job opportunities within commuting distance of the southern tier of townships of the region. The economic activity of Wake County, whose population increased by 30.5% in the 1970's, was responsible for much of the Franklin County population growth since many Franklin County residents commute to jobs in Wake County.

Table II-C shows recent population trends within Franklin County. Louisburg Township continues to have the largest population although Dunn, Youngsville and Franklinton townships all increased at greater rates during the 1970's. These three townships experienced substantial residential growth as higher land and housing costs in Durham and Wake counties encouraged people to move into Franklin County. There was also probably less out migration as workers already living in the area were able to remain in their existing homes and commute to jobs in Durham and Wake counties.

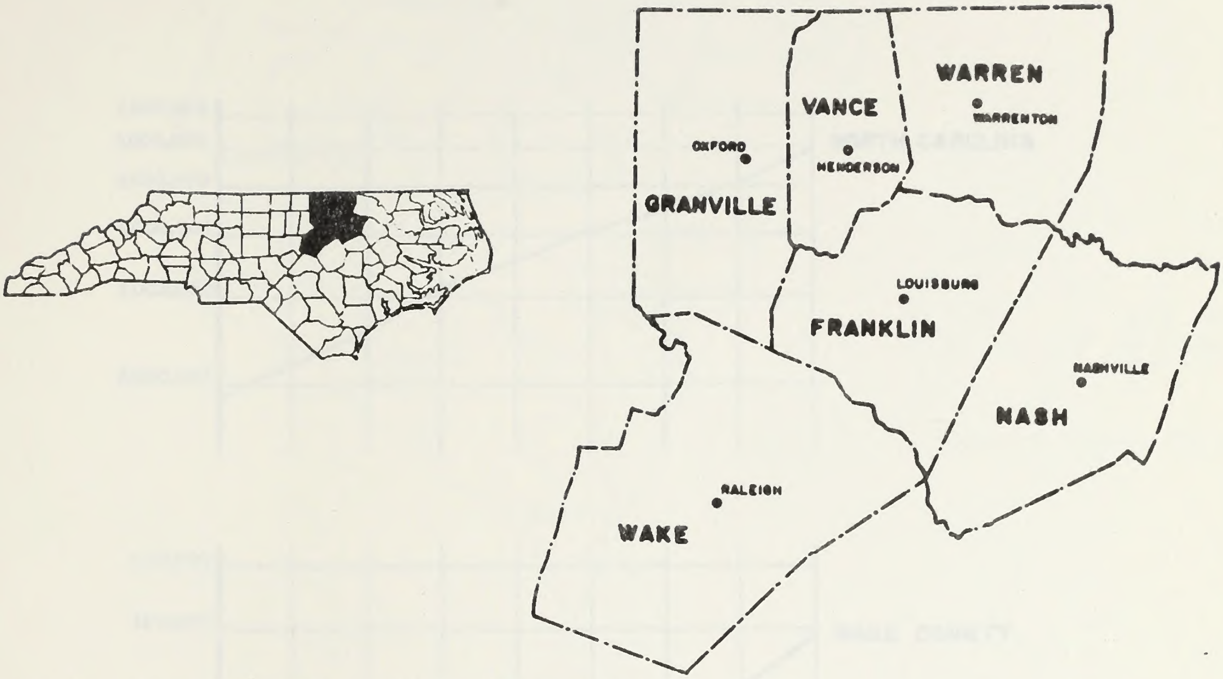


MAP 2. REGION K

Table II-A. FRANKLIN COUNTY, REGION K & NC POPULATION TRENDS: 1910-1980.

	FRANKLIN COUNTY		REGION K		NORTH CAROLINA	
YEAR	POPULATION	% CHANGE	POPULATION	% CHANGE	POPULATION	% CHANGE
1910	24,692	- 1.7	106,841	+ 5.9	2,206,287	+16.5
1920	26,667	+ 8.0	116,878	+ 9.4	2,559,123	+ 16.1
1930	29,456	+ 10.5	130,876	+ 12.0	3,170,276	+ 23.6
1940	30,382	+ 3.1	137,861	+ 5.3	3,571,623	+ 12.6
1950	31,341	+ 3.2	143,135	+ 3.8	4,061,929	+ 13.8
1960	28,755	- 8.2	139,913	- 2.2	4,456,153	+ 12.2
1970	26,820	- 6.7	133,997	- 4.2	5,082,059	+ 11.5
1980	29,811	+ 11.2	145,333	+ 8.5	5,874,429	+ 15.5

SOURCES: US Bureau of the Census, Census of Population, 1910-1970.
US Bureau of the Census, Census of Population, 1980 field count.



MAP 3. FRANKLIN AND ADJOINING COUNTIES.

Table II-B. NORTH CAROLINA & REGIONAL POPULATION TRENDS: 1970-1980.

	1970[1]	1980[2]	CHANGE
North Carolina	5,084,411	5,874,429	+15.5%
Franklin County	26,820	29,811	+11.2%
Warren County	15,340	16,217	+ 5.7%
Vance County	32,691	36,340	+11.2%
Granville County	32,762	33,855	+ 3.3%
Wake County	229,006	300,833	+31.4%
Nash County	59,122	66,338	+12.2%

SOURCES:

1. US Bureau of the Census, Census of Population, 1970.
2. US Bureau of the Census, Census of Population, 1980 field count.

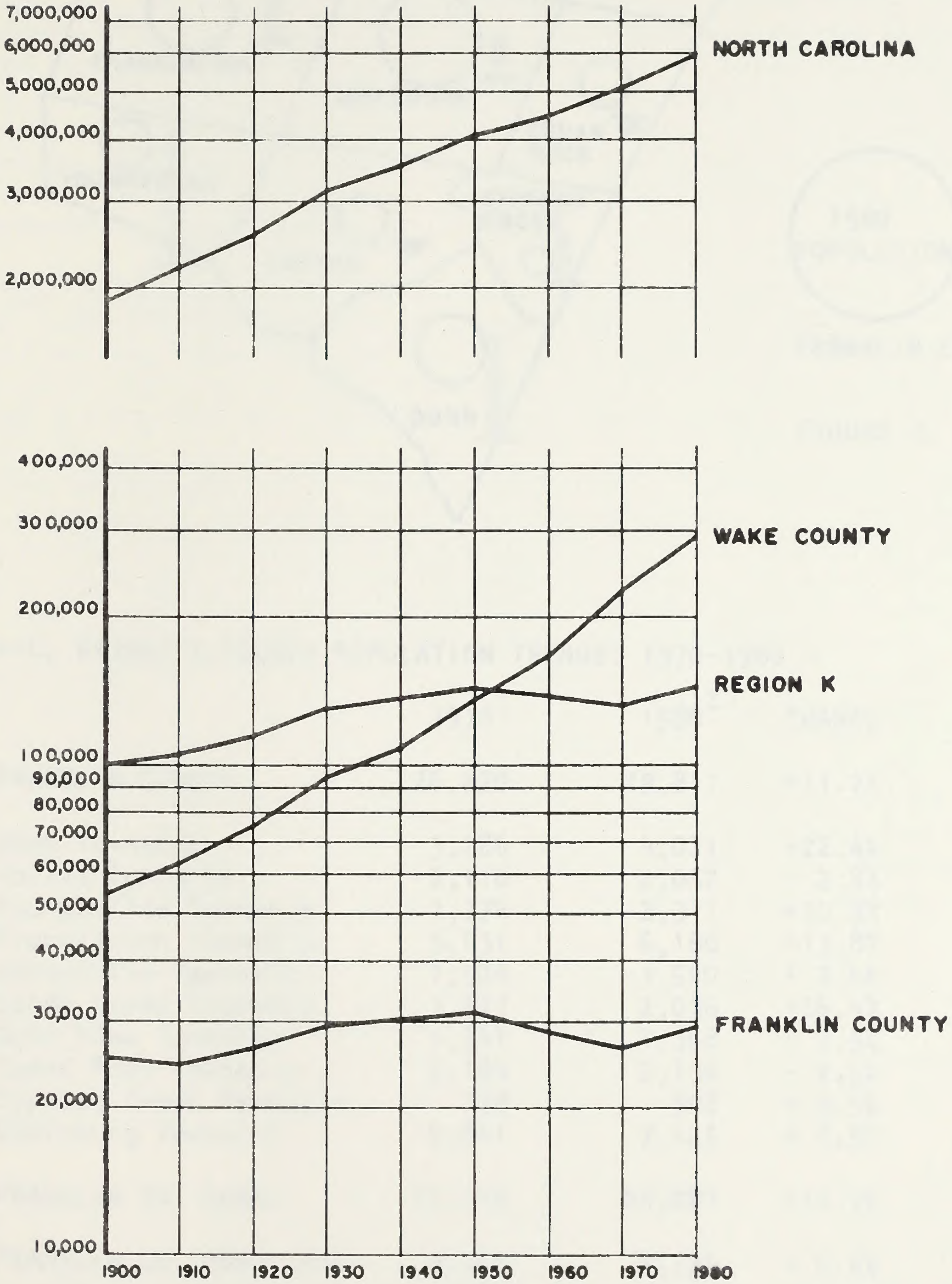


FIGURE 1. POPULATION OF FRANKLIN CO., WAKE CO., REGION K, & N.C., 1900 - 1980

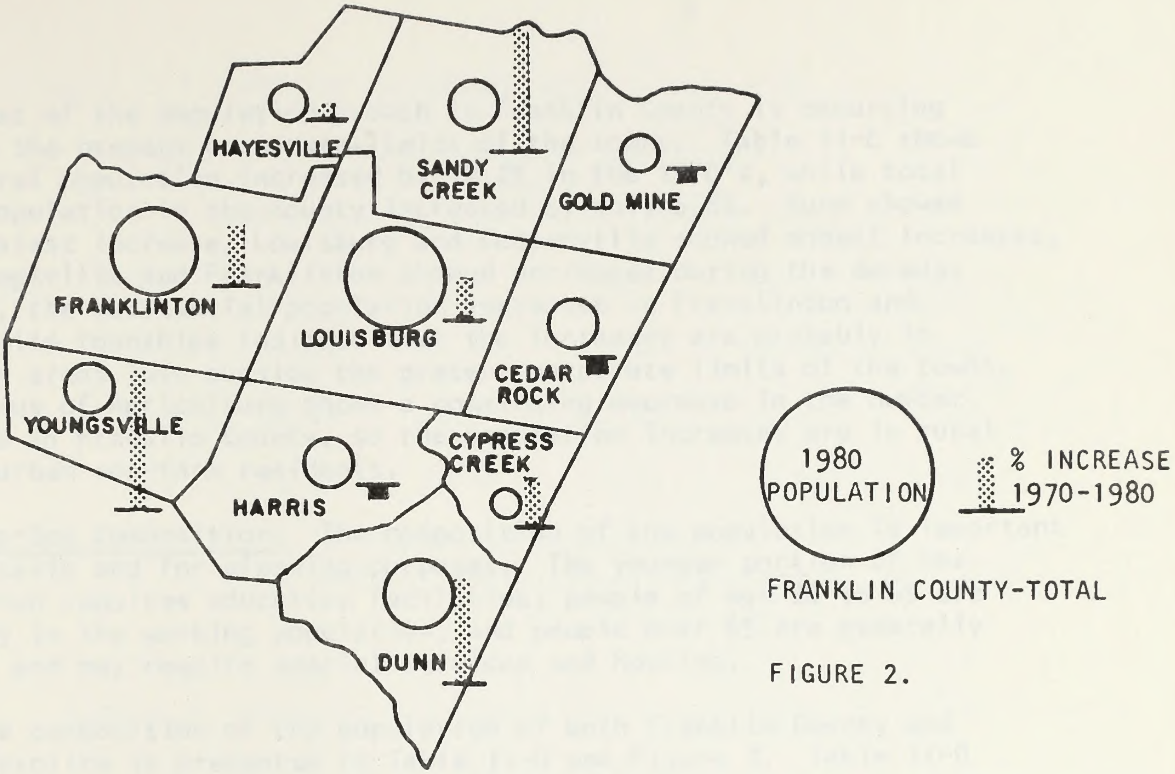


FIGURE 2.

TABLE II-C. FRANKLIN COUNTY POPULATION TRENDS: 1970-1980

	1970[1]	1980[2]	CHANGE
FRANKLIN COUNTY	26,820	29,811	+11.2%
Dunn Township	3,286	4,021	+22.4%
Harris Township	2,110	2,052	- 2.8%
Youngsville Township	1,774	2,311	+30.3%
Franklinton Township	5,431	6,180	+13.8%
Hayesville Township	1,504	1,540	+ 2.4%
Sandy Creek Township	1,611	2,036	+26.4%
Gold Mine Township	1,341	1,308	- 2.5%
Cedar Rock Township	2,184	2,130	- 2.5%
Cypress Creek Township	738	808	+ 9.5%
Louisburg Township	6,841	7,425	+ 8.5%
FRANKLIN CO. RURAL	21,458	24,087	+12.2%
FRANKLIN CO. MUNICIPAL	5,362	5,724	+ 6.8%
Bunn	284	501	+76.4%
Youngsville	555	490	-11.7%
Franklinton	1,459	1,397	- 4.2%
Centerville	123	137	+11.4%
Louisburg	2,941	3,199	+ 8.8%

Sources:

1. US Bureau of the Census, Census of Population, 1970.
2. US Bureau of the Census, 1980 preliminary field count.

Most of the population growth in Franklin County is occurring outside the present corporate limits of the towns. Table II-C shows that rural population increased by 12.2% in the 1970's, while total urban population in the county increased by only 6.8%. Bunn showed the greatest increase, Louisburg and Centerville showed modest increases, and Youngsville and Franklinton showed decreases during the decade. However, the substantial population increases in Franklinton and Youngsville townships indicate that the increases are probably in suburban areas just outside the present corporate limits of the towns. The Census of Agriculture shows a continuing decrease in the number of farms in Franklin County, so the population increases are in rural and suburban non-farm residents.

Age-Sex Composition. The composition of the population is important economically and for planning purposes. The younger portion of the population requires education facilities; people of age 20 to 65 are normally in the working population; and people over 65 are generally retired and may require special services and housing.

The composition of the population of both Franklin County and North Carolina is presented in Table II-D and Figure 3. Table II-D presents the percentages of the population in broad age groups to show changes and comparisons of the "dependency" ratio, the ratio of people under age 20 and over age 65 to those between the ages of 20 and 65. The percentage of the working age population of Franklin County has increased but still is less than the state. Since 1960, the percentage of the population under age 20 in Franklin County has decreased faster than the state, and in 1980, was estimated to be just slightly less than the state percentage. The school population of Franklin County declined substantially from 1960 to 1970, and continued to decline slightly through 1980. The percentage of the population over age 65 has increased since 1960 both in Franklin County and in the state, but Franklin County has a substantially higher proportion of its people over age 65.

The population pyramids shown in Figure 3 graphically illustrate age and sex composition of the populations of Franklin County and North Carolina. The changing shapes of the pyramids illustrate the "aging" of the populations both of Franklin County and the state. Changes in the composition of the population are due to births, deaths, aging and migration.

Migration has had a major effect on the population of Franklin County in recent years. Between 1960 and 1970, when the county population continued to decline, the estimated rate of net migration for Franklin County was -16.78% while it was -1.94% for the state. Between 1970 and 1980 the estimated rate of net migration was +4.59% for Franklin County and +6.88% for North Carolina. The net out migration in Franklin County reflected the lack of employment opportunities in the county for those entering the work force and is graphically shown in the small percentages of the population between 20 and 35 in 1970 and between 30 and 45 in 1980.

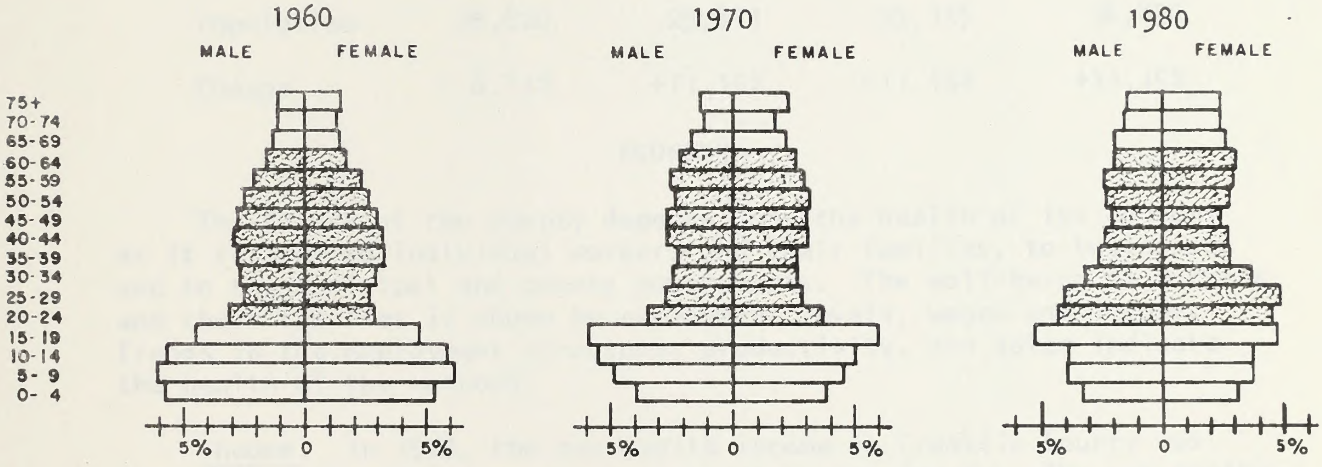
Table II-D. POPULATION BY AGE GROUP: 1960-1980

(Percent of total population in age group)

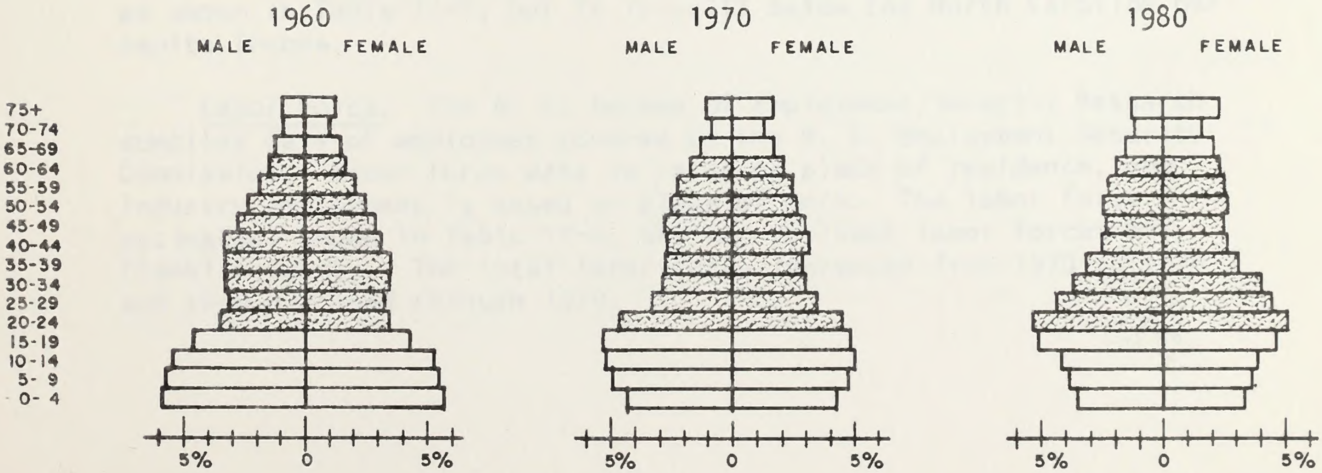
	Franklin County			North Carolina		
Age Group	1960	1970	1980	1960	1970	1980
0-19	45.0%	39.6%	31.6%	42.5%	38.7%	32.1%
20-64	47.3%	50.0%	55.0%	50.7%	53.1%	57.9%
65+	7.7%	10.4%	13.4%	6.8%	8.2%	10.0%

SOURCE: 1960 and 1970 - U. S. Census of Population
1980 - N. C. Department of Administration estimates, Jan. 1978

FIGURE 3. POPULATION BY AGE & SEX: 1960-1980



FRANKLIN COUNTY



NORTH CAROLINA

SOURCE: 1960 and 1970 - U. S. Census of Population
1980 - N. C. Department of Administration estimates, Jan. 1978.

The "aging" of the county population will continue, and the county can expect to have a relatively stable school population and an increasing elderly population. The elderly will require increased special assistance in housing, health care and other programs in the future.

Population Projection. The prime population growth factors for Franklin County will continue to be the influence of economic development in the Raleigh/Wake County area and the increased availability of employment within Franklin County. It is difficult to accurately forecast changes in the population of a relatively small area whose economy is now affected by regional and national factors. Sophisticated projections, based on 1980 census data and other development factors, will be made available by the state after complete census data is available for analysis. However, a simple projection based on a continuation of the rate of growth of the past decade (11.2%) provides an idea of the changes which may occur in the next two decades. The projection, shown in Table II-E, is used for projecting land use requirements.

Table II-E. FRANKLIN COUNTY POPULATION PROJECTION

	1970	1980	1990	2000
Population	26,820	29,811	33,135	36,830
Change	- 6.73%	+11.15%	+11.15%	+11.15%

ECONOMY

The future of the county depends upon the health of its economy as it relates to individual workers and their families, to businesses and to the municipal and county governments. The well-being of workers and their families is shown by employment levels, wages and income. Trends in the employment structure, productivity, and sales indicate the health of the economy.

Income. In 1978, the per capita income in Franklin County was lower than all adjoining counties except Warren County. The per capita income in Franklin County increased substantially between 1973 and 1978 as shown in Table II-F, but it is still below the North Carolina per capita income.

Labor Force. The N. C. Bureau of Employment Security Research compiles data of employees covered by the N. C. Employment Security Commission. Labor force data is based on place of residence, and industry employment is based on place of work. The labor force estimates, shown in Table II-G, are for resident labor forces of Franklin County. The total labor force increased from 1970 to 1976 and then declined through 1979.

Table II-F. PER CAPITA INCOME: 1973-1978.

	1973	1978	Change
Franklin County	$3,203	$5,407	+68.8%
Granville County	$3,439	$5,841	+69.8%
Nash County	$3,953	$6,410	+62.2%
Vance County	$4,103	$5,927	+44.5%
Wake County	$5,055	$7,987	+58.0%
Warren County	$2,739	$4,184	+52.8%
North Carolina	$4,251	$6,607	+55.4%
United States	$4,980	$7,810	+56.8%

SOURCE: US Department of Commerce, Bureau of Economic Analysis.

Table II-G. ANNUAL AVERAGE LABOR FORCE ESTIMATES: FRANKLIN COUNTY

	Total	Unemployed	Employment
1970	10,730	740	9,990
1971	10,730	720	10,010
1972	11,430	780	10,650
1973	11,960	590	11,370
1974	12,060	750	11,310
1975	12,230	1,350	10,880
1976	12,870	1,050	11,820
1977	12,750	920	11,830
1978	12,260	610	11,650
1979	11,630	880	10,750

SOURCE: N. C. Labor Force Estimates, N. C. Employment Security Commission, 1980.

The rate of unemployment in Franklin County has been substantially greater than the rate for the state and has been generally greater than the rate for Region K in the 1970's. The rates of unemployment for the county, region, and state are shown in Table II-H.

In 1970, the U. S. Census showed a net loss of 2,706 workers commuting: 574 workers commuted from other counties to work in Franklin County while 3,280 workers commuted from Franklin County to jobs in other counties, primarily Wake County.

Table II-H. AVERAGE ANNUAL RATE OF UNEMPLOYMENT

	Franklin County	Region K	North Carolina
1970	6.9%	5.4%	4.3%
1971	6.7%	5.9%	4.8%
1972	6.8%	5.9%	4.0%
1973	4.9%	5.1%	3.5%
1974	6.2%	7.0%	4.5%
1975	11.0%	11.6%	8.7%
1976	8.2%	8.1%	6.2%
1977	7.2%	7.5%	5.9%
1978	5.0%	5.5%	4.3%
1979	7.6%	7.0%	4.8%

SOURCE: N. C. Labor Force Estimates, N. C. Employment Security Commission, 1980.

Table II-I. TYPE OF EMPLOYMENT BY PLACE OF RESIDENCE

	1970		1979	
	Franklin	N. C.	Franklin	N. C.
Agricultural	18.3%	6.4%	11.2%	3.6%
Non-ag. Wage and Salary	73.1%	82.3%	80.3%	85.9%
All Other Non-ag.	8.6%	11.3%	8.6%	10.5%

SOURCE: N. C. Labor Force Estimates, N. C. Employment Security Commission, 1980.

The type of employment, based on place of residence, is shown in Table II-I. A comparison of 1970 and 1979 data shows that agricultural employment has declined while non-agricultural employment has increased. The percentage of workers employed in agriculture is still substantially greater in Franklin County than in the state.

Employment. The types of jobs available in Franklin County, Region K, and North Carolina are shown in Table II-J. In 1979, the percentage of jobs in manufacturing was much higher in both Franklin County and Region K than in the state. Textiles and lumber and wood products were the two major industries in Franklin County, and each of these industries accounted for a larger percentage of employment in the county than they did in the state. Nonmanufacturing accounts for a smaller percentage of the jobs in Franklin County than in the state. This reflects the lack of a major regional trade center in the county and is not expected to change substantially in the future. As industrial development efforts continue, the proportion of manufacturing employment in the county will probably increase, although the total number of jobs in all segments will increase as the local economy grows.

Table II-J. INDUSTRY EMPLOYMENT BY PLACE OF WORK: 1979

	Franklin	Region K	North Carolina
Total employment	5,680	45,400	2,382,100
Percentage of total employment			
Manufacturing	40.1	39.0	34.6
Food	1.4	0.8	1.8
Tobacco	*	1.0	1.1
Textiles	13.6	8.2	10.7
Apparel	*	4.3	3.7
Lumber and Wood	8.4	3.2	1.5
Printing	*	0.4	0.8
Stone, Clay, and Glass	*	1.5	*
Nonelec. Machinery	*	1.5	1.9
Transp. Equipment	*	1.5	*
Other Manufacturing	16.7	6.6	13.1
Nonmanufacturing	59.9	61.0	65.4
Construction	3.7	5.9	5.5
Transp., Comm. & Util.	1.1	2.9	4.8
Trade	18.3	17.6	20.3
Fin., ins., and Real Est.	3.5	2.0	3.9
Service and Other Nonmanuf.	11.2	9.7	14.3
Government	22.0	22.9	16.6

*Included in "Other Manufacturing"

SOURCE: N. C. Labor Force Estimates, N. C. Employment Security Commission, 1980.

Manufacturing. Manufacturing statistics from the U. S. Census of Manufacturing show increases from 1967 to 1977 for Franklin County. Since 1977, three major manufacturing employers have been established in Franklin County which in 1981 employed a total of 305 persons. Employment data supplied by the N. C. Department of Commerce shows there were 14 manufacturing establishments in 1981, employing a total of 2,292 workers.

Agriculture. Franklin County is following statewide trends in agriculture: a decreasing number of farms; a decline in the total acres in farms and acres of harvested cropland; and increases in the average size of farms, the total market value of agricultural products sold and the average market value of products sold per farm. The average size of a farm in 1978 was larger in Franklin County (145 acres) than in the state (127 acres). The average market value of agricultural products sold per farm was also higher in Franklin County ($36,871) than in the state ($33,996). The number of farms with sales of $2,500 or more has decreased in Franklin County although the total value of products sold has increased greatly from 1969 to 1978.

Table II-K. FRANKLIN COUNTY MANUFACTURING STATISTICS

	1967	1972	1977
Establishments			
Total	66	52	58
With 20 employees or more	10	17	15
All employees			
Total number (1,000)	1.4	2.2	2.4
Payroll ($ million)	5.6	11.0	17.2
Production Workers			
Total number (1,000)	1.3	2.0	2.2
Man hours (1,000)	2.6	3.6	3.9
Wages ($ million)	4.7	9.0	14.4
Value added by manufacture ($ million)	10.1	22.4	35.7
Capital expenditures ($ million)	2.1	1.1	4.1

SOURCE: Census of Manufacturing, U. S. Bureau of the Census.

Table II-L. FRANKLIN COUNTY AGRICULTURE TRENDS: 1969-1978

	1969	1974	1978
No. of Farms	1,659	1,323	1,088
Acres in Farms	196,328	163,381	158,156
Average Size (acres)	99.3	123	145
Harvested Cropland (acres)	78,929	49,211	50,043
Market Value of Ag. Products Sold (1,000)	$ 14,689	$ 25,742	$ 40,116
Average Market Value of Ag. Products Sold per Farm	$ 8,854	$ 19,457	$ 36,871
No. of Farms with Sales of $2,500 or More	1,337	1,021	903

SOURCE: U. S. Census of Agriculture.

III. NATURAL FEATURES

Franklin County is in the Piedmont physiographic province and is bordered on the east by the Fall Zone, a transition area between the Piedmont and Coastal Plain provinces. The topography of the county is characterized by broad rolling hills that have been formed by dissection of an uplifted peneplain. The relief is moderate, not generally exceeding 100 feet per mile near the larger streams. Altitudes range from near 500 feet above mean sea level in the western part of the county to slightly less than 200 feet in the eastern part. The altitude at Louisburg ranges from 190 feet along the Tar River to 300 feet on the hill tops.

The majority of Franklin County lies within the drainage basin of the Tar River which flows in a southeasterly direction through the middle of the county. The remaining portion of the county, along the southern border, lies within the Neuse River drainage basin.

GEOLOGY

Geologic formations are classified according to the manner and the time period in which they were formed. The three major classes of rock--sedimentary, igneous, and metamorphic--are each found in Franklin County.

- Sedimentary rocks are those formed from particles or sediment deposited by wind, water and ice. The sediment was then glued together by natural chemical or mechanical processes. Sedimentary rocks in Franklin County include two types: "upland sediment," a Coastal Plain rock type of the Cenozoic era, found in the southeastern corner of the county; and "alluvium" found in flood plains.

- Igneous rocks form by solidification of molten silicate materials. Molten silicate materials within the Earth are called magmas, and rocks derived from solidification of magmas are referred to as intrusive igneous rocks. The majority of Franklin County is underlain with igneous intrusive rocks, mostly granite, of the late Paleozoic era.

- Metamorphic rocks are those of igneous or sedimentary origin which have been altered within the Earth's crust by pressure, heat, or hot solutions. Gneiss and schist of the Pre-Cambrian era are the most common metamorphic rock types found in Franklin County and underlay western, northern and eastern portions of the county. A small portion at the eastern boundary of the county is underlain by metasedimentary rocks.

The geologic map, Map No. 4 , shows the surface distribution of the various rock types in Franklin County. The predominant rock type is a chain of felsic igneous intrusions extending from the Wake County line northeastward through central Franklin County. These granite intrusions and their gneiss and schist host rocks are flanked on the east by a metasedimentary rock sequence and on the west by a metamorphic rock sequence. Following are brief descriptions of the rock types shown on the geologic map. *

SEDIMENTARY ROCKS

- Alluvium consists of dark-brown, gray to white unconsolidated floodplain deposits of sand, silt and clay, occasionally containing sub-rounded to well-rounded pebbles and cobbles. Found in flood plains of major streams.

- Upland sediment consists of buff to white, unconsolidated, Coastal Plain deposits of clay, sand, and gravel. Found on top of hills in the southeastern corner.

IGNEOUS INTRUSIVE ROCKS

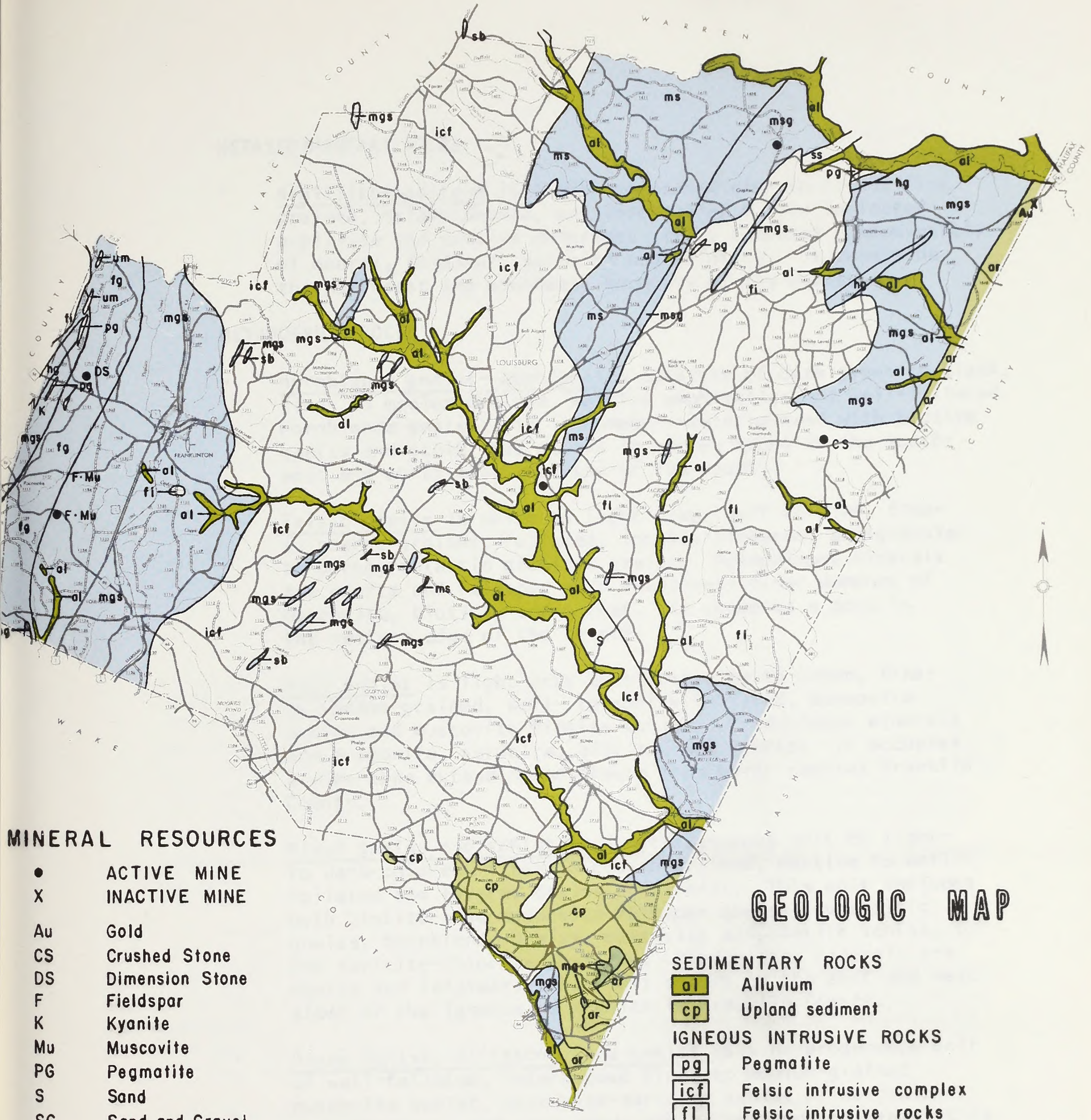
- Pegmatites are white to light gray to buff, coarse-to very coarse-grained dikes composed chiefly of microcline and quartz. Some pegmatites contain individual feldspar crystals up to 30 cm. in diameter and muscovite crystals up to 15 cm. in diameter. Large pegmatites are found in western and northeastern Franklin County.

- Felsic intrusive complex is light gray to pink, fine to medium grained, massive to well-foliated, metamorphosed mixture of related felsic intrusive rocks, including granite, granodiorite, quartz diorite, and quartz monzonite. The complex in central and western Franklin County contains numerous inclusions of mixed gneiss and schist.

- Felsic intrusive rocks are light gray to pink, fine to coarse-grained, massive to foliated, metamorphosed and unmetamorphosed relatively homogeneous individual bodies of felsic intrusive rocks, including granite, quartz monzonite, and granodiorite. This unit is located in the northeastern quadrant of Franklin County.

- Ultramafic rocks are olive-green to dark green, greenish-gray to black, fine to coarse grained, massive to well foliated, metamorphosed lens-shaped bodies of pyroxenite, serpentinite, and soapstone. These are found on the western boundary of the county.

* Descriptions are from the legend of the Geologic Map of Region K, by Ronald D. McDaniel, NC Geological Survey, NC Department of of Natural Resources & Community Development.



GEOLOGIC MAP

SEDIMENTARY ROCKS

al	Alluvium
cp	Upland sediment

IGNEOUS INTRUSIVE ROCKS

pg	Pegmatite
icf	Felsic intrusive complex
fl	Felsic intrusive rocks
um	Ultramafic rocks

METASEDIMENTARY & METAVOLCANIC ROCKS

ar	Argillite - mudstone

METAMORPHIC ROCKS

hg	Hornblende gneiss - amphibolite
fg	Felsic gneiss
ms	Mica schist
mgs	Mixed gneiss and schist
msg	Mixed schist, siltstone, and gneiss
ss	Muscovite-garnet-staurolite schist
sb	Siliceous breccia

MINERAL RESOURCES

●	ACTIVE MINE
X	INACTIVE MINE
Au	Gold
CS	Crushed Stone
DS	Dimension Stone
F	Fieldspar
K	Kyanite
Mu	Muscovite
PG	Pegmatite
S	Sand
SG	Sand and Gravel

FRANKLIN COUNTY

NORTH CAROLINA

SCALE

0 1 2 3 4 MILES

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

METASEDIMENTARY ROCKS

- Argillite-mudstone is light- to medium-gray to brown, fine grained, metamorphosed, and interbedded thinly laminated argillite and massive mudstone. It is composed predominately of quartz, feldspar, sericite and chlorite. It occurs on the northeast and southeast boundary of the county.

METAMORPHIC ROCKS

- Hornblende gneiss- amphibolite consists of dark green to black, fine- to medium-grained, massive amphibolite and well-foliated hornblende gneiss. It is commonly interlayered with biotite gneiss and schist and occurs in narrow bands in the southwest and north east sections of the county.

- Felsic gneiss is white to light gray, buff to pink, fine- to coarse-grained, foliated, locally lineated, equigranular to porphyroblastic granitic gneiss. Predominant minerals are quartz and feldspar with relatively minor amounts of muscovite, biotite, and garnet. It occupies a zone in the western edge of the county.

- Mica schist is light gray to silver gray to brown, fine- to medium-grained, well- to poorly-foliated, muscovite schist and muscovite-biotite schist. Predominant minerals are muscovite, sericite, biotite, and quartz. It occupies a wide zone extending northward from north central Franklin County.

- Mixed gneiss and schist is a heterogeneous unit of light- to dark-colored, fine- to coarse-grained, massive to well-foliated and layered gneiss and schist. This unit includes both biotite- and muscovite-feldspar gneiss, quartzitic gneiss, hornblende gneiss, muscovite and biotite schist, and sericite-chlorite phyllite. Predominant minerals are quartz and feldspar. This unit occurs on the east and west sides of the igneous rock units in Franklin County.

- Mixed schist, siltstone, and gneiss is a heterogeneous unit of well-foliated, interbedded fine- to medium-grained muscovite schist, muscovite-sericite schist, fine-grained metasiltstone, and rare augen gneiss and amphibolite. It is composed predominately of muscovite, sericite, fine-grained quartz, and feldspar. It occurs in a band extending northward from northeastern Franklin County.

- Muscovite-garnet-staurolite schist consists of silver-gray, well-foliated, very fine-grained muscovite schist and phyllite. It contains euhedral megacrysts of garnet,

staurolite, and biotite. Kyanite is also present locally. This is a relatively narrow distinctive unit beginning in northeastern Franklin County and extending northward to the state line.

- Siliceous breccia zones are buff to pink to white, very fine-grained to aphanitic massive quartz and quartz breccia. These zones contain minor muscovite and sericite. The zones vary from a few feet up to 70 meters in width and occur in south central Franklin County within the Felsic Intrusive Complex.

Mineral Resources. The county's most important mineral resource is crushed stone for use as road material and general construction purposes. Granite, found in the Igneous Intrusive Rock units, has the greatest potential for crushed stone. Granite has also been quarried for dimension building stone in parts of the county. Other mineral resources include sand in alluvial deposits, feldspar-muscovite in pegmatites in the western part, and gold in the far northeastern corner.

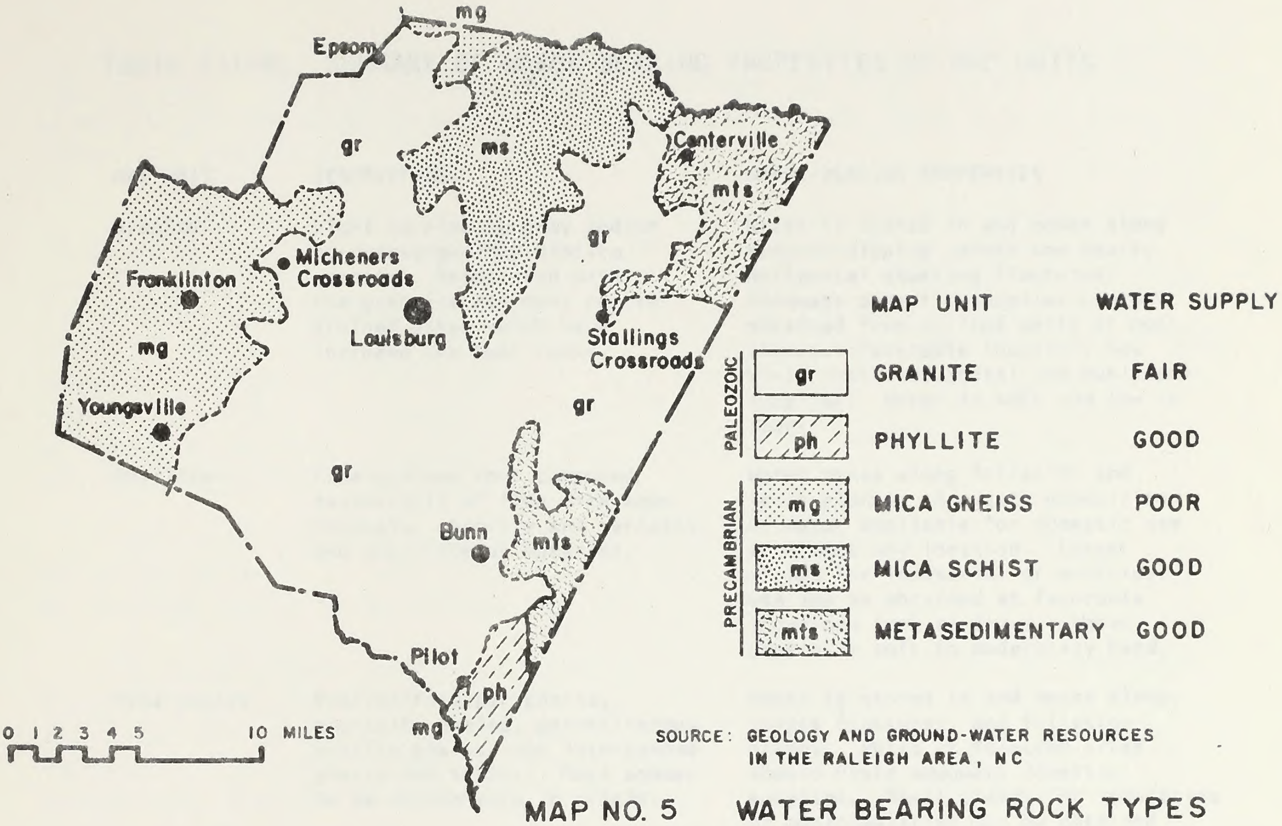
GROUND WATER

Water located in the saturated zone of the earth's crust and supplied by precipitation in the form of rain or snow is called ground water. Many differing factors directly control the amount of ground water available from any one location. The two most important factors are the amount of annual precipitation available for supply and recharge and the ability of the rocks and soils to absorb, transmit and store the precipitation within the ground water zone. Other factors which have a direct effect on ground water supply are rainfall intensity, topography, climate and types and densities of vegetation cover within an area.

Porosity, which is the relative ability of rock and soil types to accept and to hold water, and permeability, which is the ability of rock and soil types to transmit ground water, vary from place to place. This variance depends largely on whether joint systems and fracture patterns are present within the rock types of the area. These joint systems and fracture patterns afford avenues controlling the amount and the movement of ground water within an area.

The soil type or types within the area have a direct relationship to the amount of precipitation absorbed into the ground water zone. Tightly compacted clays act as impermeable barriers accelerating the run-off of precipitation. Loose sandy loams and sandy clay loams can absorb the precipitation and transmit it to the aquifers.

In general, the ground water of the county is steadily moving under the influence of gravity from recharge areas to discharge areas. The ground-water table usually slopes toward the streams and rarely falls below their level. This affords a continuous discharge which maintains



SOURCE: GEOLOGY AND GROUND-WATER RESOURCES IN THE RALEIGH AREA, NC

MAP NO. 5 WATER BEARING ROCK TYPES

Table III-A. SUMMARY OF DATA ON DRILLED WELLS

MAP UNIT	NO. WELLS	AVE. DEPTH	AVE. YIELD	% UNDER 1 GPM	WATER QUALITY
Metasedimentary sequence	12	117'	21 GPM	0	Soft to mod. hard Low to mod. iron
Mica schist	4	137'	10 GPM	25%	Generally soft Low to mod. iron
Mica gneiss	25	182'	14 GPM*	12%	Generally soft Object. iron locally
Phyllite	5	139'	41 GPM	0	Soft to mod. hard ---
Granite	97	126'	14 GPM	5%	Soft Low in iron

*Average yield of wells in mica gneiss, excluding the two Town of Youngsville wells, is 7 GPM.

SOURCE: Geology and Groundwater Resources in the Raleigh Area, NC, by V. Jeff May and J. D. Thomas. Ground Water Bulletin No. 15, NC Department of Water and Air Resources, Raleigh, NC. 1968.

Table III-B. SUMMARY OF WATER-BEARING PROPERTIES OF MAP UNITS

MAP UNIT	DESCRIPTION	WATER-BEARING PROPERTIES
Granite	Light to pinkish gray medium to coarse-grained biotite granite. Associated with the grantite are many coarse-grained dikes which have intruded the host rocks.	Water is stored in and moves along steeply dipping joints and nearly horizontal sheeting fractures. Adequate domestic supplies can be obtained from drilled wells at most places. Favorable locations may yield small industrial and municipal supplies. Water is soft and low in iron.
Phyllite	Fine-grained rock composed essentially of fine micaceous minerals, chlorite and sericite, and argillaceous material.	Water moves along foliation and joint planes. Adeuqate quantities of water available for domestic use at almost any location. Larger yields for industrial or municipal use may be obtained at favorable locations such as draws. Water generally soft to moderately hard.
Mica gneiss	Biotite-feldspar gneiss, quartzite gneiss, garnetiferous biotite gneiss, and interbedded gneiss and schist. Most appear to be sedimentary in origin.	Water is stored in and moves along joints fractures, and foliation planes. Wells at selected sites should yield adequate domestic supplies. Small yields for industries or municipalities may be obtained from large quartz veins or from rocks that are highly fractured. Water is generally soft, but may contain objectionable amounts of iron locally.
Mica schist	Includes muscovite schist, sericite-muscovite schist, and biotite schist. Also includes one relatively narrow nor northeast trending zone of hornblende gneiss and feldspathic quartzite. Rocks mostly sedimentary in origin.	Water moves along foliation planes and fractures. Rocks of this unit are relatively good aquifers. Adequate amounts of water for domestic use can be obtained from drilled wells almost anywhere. Small municipal and industrial suppplies available at favorable locations. Topographic location has an important bearing on yield of wells; hills should be avoided in favor of draws where possible. Water is generally soft, but moderately hard at a few locations. Iron content is low to moderate.
Metasedimentary sequence	Sequence of metamorphosed sediments. Feldspathic quartzite, metasiltstone, hornblende gneiss, and mica schist are the principal rock types.	Water moves along foliation planes, joints, and other fractures. Adequate domestic supplies can be obtained from drilled wells at practically any location. Yields moderate industrial and municipal supplies to wells in favorable topographic locations. Wells in draws have higher yields than wells at other topographic locations. Water is soft to moderately hard, with low to moderate iron content.

SOURCE: Geology and Groundwater Resources in the Raleigh Area (1968)

the flow of the streams during dry periods and adds to their flow during wet periods. This is also evident in springs and seeps which could be good sources of water provided no septic systems or farms are in the immediate vicinity.

Dug and bored wells are used extensively for domestic water supplies throughout the county, and adequate amounts of water can generally be obtained from them. At most places the rocks are sufficiently weathered to permit construction of these large diameter wells to depths up to about 60 feet. Tight casings prevent pollution from contaminated surface water. Drilled wells are smaller in diameter and most penetrate unweathered rock. The deeper wells are usually more reliable in times of drought, having less fluctuation in the water level in the wells at greater depths.

The water bearing properties of the water bearing rock types as shown on Map 5 are presented on Table III-B. A summary of data on drilled wells is presented in Table III-A.

At most places adequate domestic supplies of water can be obtained from drilled wells in any of the rock units in Franklin County. Larger supplies may be obtained from wells where ground water conditions are favorable. Visable features indicative of favorable ground water conditions include highly fractured zones in the rock, pegmatite dikes, quartz veins, and topographically low areas.

Ground water in Franklin County is principally of the calcium and sodium-bicarbonate type. The iron ranges from 0.03 ppm to 0.97 ppm. The water is soft to moderately hard. Ground water in the county is suitable for most municipal, industrial and domestic purposes.

SOILS

Like geology and topography, soils also play an important part in determining appropriate uses of land and locations for development.

Soil is defined as the natural medium for growth of land plants on the surface of the earth. This medium is composed of organic and mineral materials, with the mineral composition of the soil being the direct result of the geologic rock types from which it was derived. As rocks weather, some soils begin to form in place while others are transported by erosion to form alluvial deposits in flood plains.

Soils are classified into "series" on the basis of soil properties: texture, consistence, structure and color as well as number, size, and arrangement of horizons or layers; the total thickness of the profile; and sometimes drainage and stoniness. A soil series may be subdivided into "phases" on the basis of variations in surface characteristics such as texture, slope, and stoniness that affect the use of soils by man. Detailed mapping by soil series and phase has not been completed for Franklin County although detailed soil maps are available for scattered areas.

Soil "associations" are the natural units or unique combinations of soils which have certain characteristics and repeating patterns. An association consists of one or more major soils and at least one minor soil. On this basis, the association is named for the major soil or soils. Some soils may be in more than one association; but where this occurs, the association will have a different content and distribution of these soils in them. The General Soil Map, Map 6, shows the soil associations in Franklin County and their distribution.

A General Soil Map used with other sources of data, such as topographic maps and Geology and Ground Water Bulletins, can be a very useful aid and guide to long range and broad gauged planning for future development and the use of large areas of natural resources. Since it is a generalized map of soil conditions, it cannot be used satisfactorily for guidance as to the best use or development of a specific small land area. For specific small land areas detailed soil surveys must be consulted or on-site investigations made.

The General Soil Map is accompanied by a brief description of each of the seven associations. Table III-C indicates the degree of limitation and suitability prevailing in each association for selected specific types of land use. Information and guidance for the development of land uses not shown in the table can be obtained from the Soil Conservation Service. The limitations noted on Table III-C have the following meanings:

> "Slight" means that soil properties are generally favorable for the rated use, or limitations are minor and easily overcome or modified by special planning and design.
>
> "Moderate" means that soils have one or more properties unfavorable for a particular use, but limitations can be overcome with correct planning, careful design, and good management.
>
> "Severe" means that soil properties are so unfavorable and so difficult to overcome or correct that major soil reclamation, special design, or intensive maintenance is required.

As stated previously, interpretation of the information provided by the General Soil Map can be useful in providing basic data and understanding of a region's natural resource potential and limitations. As an example, about 15% of the land in Franklin County has severe limitations for housing with septic tank filter fields because the soils have high shrink-swell potential, slow permeability and in some cases a high water table, or they are shallow to rock. These severe limitations may be overcome by using extra strong building foundations, a moisture barrier where it is needed, and providing a workable sewage disposal system. There are other soils in the county which have slight to severe limitations for housing because of slope. Proper modification in design can overcome this problem. By the delineation of soil associations, the General Soil Map shows the large land areas which have soils with these limitations for future residential development.

It should be noted that the General Soil Map will not show all flood plains in the county; for where the flood plains are small and scattered they are absorbed, not identified, in another soil association. Where detailed soil surveys have been made, a very close correlation has been found between these surveys and subsequent hydrologic analysis, demonstrating their usefulness for the detailed delineation of flood plains.

The General Soil Map is also useful in determining a suitable location for a type of use requiring a large land area, such as large scale agricultural or forest production, reservoirs, airports, industrial complexes or major highways. Those seeking to locate such uses would do well to avoid soil associations with soil conditions adverse to the use intended, and to concentrate their attention on soil associations with favorable soil conditions.

Should it be found necessary to locate such a use in a soil association with unfavorable soil conditions, in many cases these conditions can be overcome--at additional cost--by taking appropriate land development or construction measures or precautions, the precise nature of which can only be determined by a detailed soil survey of the area in question.

FRANKLIN COUNTY SOIL ASSOCIATIONS

1. Cecil-Georgeville Association: gently sloping to steep, well drained soils with sandy loam, silt loam and clay loam surface layers over red firm clay to silty clay subsoils.

   This association consists chiefly of fairly broad, gently sloping ridges with sloping to steep side slopes near the drainageways. It makes up about 10 percent of the county and occurs chiefly in the eastern part of the county. One large area is just south of Seven Paths to Pine Ridge, and another large area occurs in the northeastern part of the county in the vicinity of Centerville and Wood.

   About one-third of this association is in cultivation or pasture, and the remainder is in woods. The cultivatable crops grown in this association are corn, small grain, tobacco and cotton. Erosion is the major hazard, which can be severe. These soils are somewhat difficult to till except under favorable soil moisture conditions.

   The major soils in this association have moderate to severe limitations for septic tank filter fields, due to permeability and slight to severe limitations for foundations for buildings and road construction due to shrink-swell and traffic supporting capacity.

2. Wilkes Association: gently sloping to steep, well drained, shallow soils with little or no subsoil development, derived from mixed acidic and basic rocks.

   This association consists chiefly of shallow soils on rolling to steep topography. It makes up about 5 percent of the county and occurs in the western part of the county on the steeper topography adjacent to the bottomland along the major streams.

   Over three-fourths of this association is in woods and the remainder is in cultivation or pasture. Most of the soils in the association are not suited or recommended for crops because of the steep topography and the shallowness of the soils. On the smoother slopes some crops are grown, but the majority of this association is in forest and pasture. These soils are very susceptible to erosion, and if cultivated, adequate conservation practices should be used.

   The major soils in this association have severe limitations for septic tank filter fields, foundations for buildings and road construction due to the shallow depth to rock.

3. Appling Association: gently sloping to steep, well drained soils with sandy loam surface layers over yellowish red firm clay to sandy clay subsoils.

   This association consists chiefly of broad, gently sloping ridges and sloping to steep side slopes near drainageways. It makes up about 18 percent of the county and occurs in fairly large areas throughout the county.

   About three-fourths of this association is cultivated or in pasture, and the remainder is in woods. The soils in this association are suited for the production of tobacco, corn, cotton, soybeans and small grain. The soils in this association are easily tilled and respond well to lime and fertilizer.

   These soils have moderate to severe limitations for septic tank filter fields due to permeability, and slight to severe limitations for foundations for buildings and road construction due to shrink-swell.

4. Appling-Louisburg Association: gently sloping to steep, well drained, deep to shallow soils with sandy loam surface layers over firm clay to very friable coarse sandy loam subsoils.

   This association consists of narrow, gently sloping ridges and sloping to steep side slopes near the major drainageways. It makes up about 29 percent of the county. This association is well scattered in fairly large areas throughout the county.

About one-half of this association is in cultivation and pasture and the remainder in woods. The chief crops are tobacco, corn, small grain, soybeans and cotton. The shallow soils (Louisburg) in this association are limited in crop suitability because of droughtiness. The soils are easily tilled and respond well to lime and fertilizer. They are susceptible to erosion and conservation practices should be used to effectively control this hazard.

5. Appling-Durham Association: gently sloping to steep, well drained soils with sandy loam surface layers over yellowish red to yellow firm clay to friable sandy clay loam subsoils.

This association consists chiefly of broad, smooth, gently sloping ridges and sloping to steep side slopes near drainageways. It makes up about 16 percent of the county. This association is somewhat scattered in the county, but some of the largest areas occur in the vicinity of Harris Crossroads, New Hope, Pearce Crossroads, Bunn and Pilot.

About three-fourths of this association is cultivated or in pasture and the remainder is in woods. The soils in this association are suited for the production of tobacco, corn, soybeans, small grain and cotton. The soils in the association are especially well suited for tobacco. They are easily tilled and respond well to lime and fertilizer.

These soils have slight to moderate limitations for septic tank filter fields due to permeability, and slight to moderate limitations for foundations for buildings and road construction due to shrink-swell.

6. Wehadkee-Roanoke Association: nearly level, poorly drained soils on first bottoms and low terraces subject to overflow.

This association occurs on flat, wet areas adjacent to or near streams. It makes up about 2 percent of county. The largest areas occur along Tar River, Crooked Creek and Cedar Creek.

Over three-fourths of this association is in woods. Very little is in pasture or cultivation, due to severe problems of wetness, overflow and difficulty of obtaining suitable drainage outlets.

The soils in this association have severe limitations for septic tank filter fields and other uses due chiefly to high water table and flooding.

7. Cecil Association: gently sloping to steep, well drained soils with sandy loam to clay loam surface layers over firm red clay subsoils.

TABLE III-C. SOIL INTERPRETATIONS: GENERAL SOIL MAP

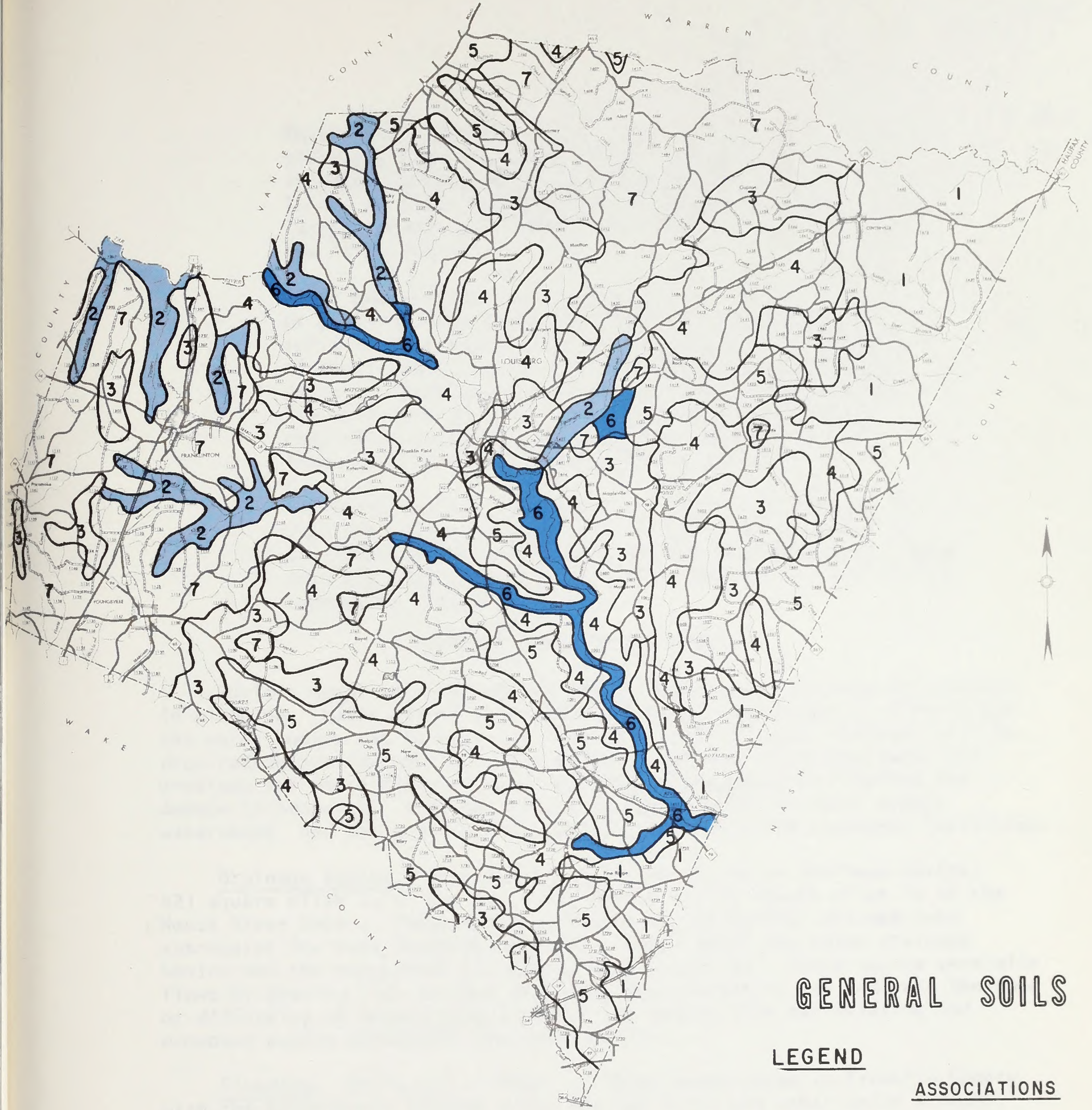
	SOIL ASSOCIATION	SOILS	% IN ASSOC.	LIMITATIONS FOR DEVELOPMENT			SUITABILITY	
				BLDG. FOOTINGS IN SUBSOIL	SEPTIC TANK FILTER FIELDS	ROADS & STREETS (SUBSOIL BASE)	GENERAL AG.	WOODS
1.	CECIL-GEORGEVILLE (10% of county)	Cecil Georgeville	45% 45%	MOD: S-S MOD: S-S	MOD: PERM MOD: PERM	MOD: TSC MOD: TSC	GOOD GOOD	GOOD GOOD
2.	WILKES (5% of county)	Wilkes	80%	MOD: S-S,R	SEV: R	SEV: TSC,R	POOR	FAIR
3.	APPLING (18% of county)	Appling	90%	MOD: S-S	MOD: PERM	MOD: TSC	GOOD	GOOD
4.	APPLING-LOUISBURG (29% of county)	Appling Louisburg	60% 30%	MOD: S-S MOD: R	MOD: PERM MOD: R	MOD: TSC MOD: R	GOOD POOR	GOOD FAIR
5.	APPLING-DURHAM (16 % of county)	Appling Durham	60% 25%	MOD: S-S SLIGHT	MOD: PERM SLIGHT	MOD: TSC MOD: S-S	GOOD GOOD	GOOD GOOD
6.	WEHADKEE-ROANOKE (2% of county)	Wehadkee Roanoke	80% 10%	SEV: W,F SEV: W,F,S-S	SEV: WT,F SEV: F,WT,PERM	SEV: F,WT SEV: F,TSC,W	POOR POOR	GOOD GOOD
7.	CECIL (20% of county)	Cecil	85%	MOD: S-S	MOD: PERM	MOD: TSC	GOOD	GOOD

ABBREVIATIONS:

SLIGHT - slight
MOD - moderate
SEV - severe

F - flooding
PERM - permeability
R - depth to rock or rockiness
S-S - shrink-swell
TCS - traffic supporting capacity
W - wetness
WT - depth to water table

SOURCE: Franklin County General Soil Map, Soil Conservation Service



GENERAL SOILS

LEGEND

	ASSOCIATIONS
1	Cecil-Georgeville
2	Wilkes
3	Appling
4	Appling-Louisburg
5	Appling-Durham
6	Wehadkee-Roanoke
7	Cecil

FRANKLIN COUNTY

NORTH CAROLINA

SCALE

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

MAP 6

This association consists of fairly broad, moderately sloping ridges that break sharply to the drainageways. It makes up about 20 percent of the county. It occurs in the northern and western part of the county with the largest areas occurring in the vicinity of Youngsville and Franklinton.

About one-third of this association is in cultivation or pasture, with the remaining chiefly in woods. The soils in this association are suited for the production of small grain, corn, alfalfa, soybeans, tobacco and pasture. Erosion is the major hazard which can be severe. The soils are easily tilled under favorable moisture conditions unless severely eroded. They respond well to lime, fertilizer and conservation practices.

The Cecil soils have moderate to severe limitations when used for septic tank filter fields due to permeability, and slight to severe limitations for foundations for buildings and road construction due to shrink-swell and traffic supporting capacity.

SURFACE WATER AND DRAINAGE

Surface water and drainage are important natural features to consider in planning. Water itself is a vital resource. Water quality affects how the water bodies can be used for recreation and how much treatment will be required before consumption. Low stream flows mean water shortages and problems for waste disposal, and high flows mean possible flooding and damage to property. Drainage basins relate directly to water supply watersheds and the gravity flow service areas of waste treatment facilities.

Drainage Basins. Franklin County is in two major drainage basins; 421 square miles is in the Tar River basin, and 73 square miles is in the Neuse River basin. These drainage basins can be further divided into sub-basins for more detailed planning. Map 7 shows the major drainage basins and the watersheds for public water supplies. Since sewage generally flows by gravity like surface drainage, the sub-basins can indicate the ease or difficulty of sewering portions of the county from the existing and proposed public wastewater treatment plants.

Flooding. There are a number of flood prone areas in Franklin County with the major areas located along the Tar River and other major streams. Detailed information of flood prone areas will be useful in planning for future development. Improper development in floodways is not only subject to flood damage, it can also obstruct the floodway, causing floodwaters to rise further beyond their normal channels.

The National Flood Insurance Program was instituted by the US Department of Housing and Urban Development to encourage local areas to adopt protective regulations and enable property owners to buy flood insurance. Flood hazard areas in the county have been mapped

by HUD from past flood records. More detailed mapping of the floodways and floodway fringes will be done when the county enters the program. The General Soil Map, Map 6, shows the Wehadkee-Roanoke Association which is subject to general flooding. Topographic maps and detailed soil maps can locate the flood hazard areas in more detail.

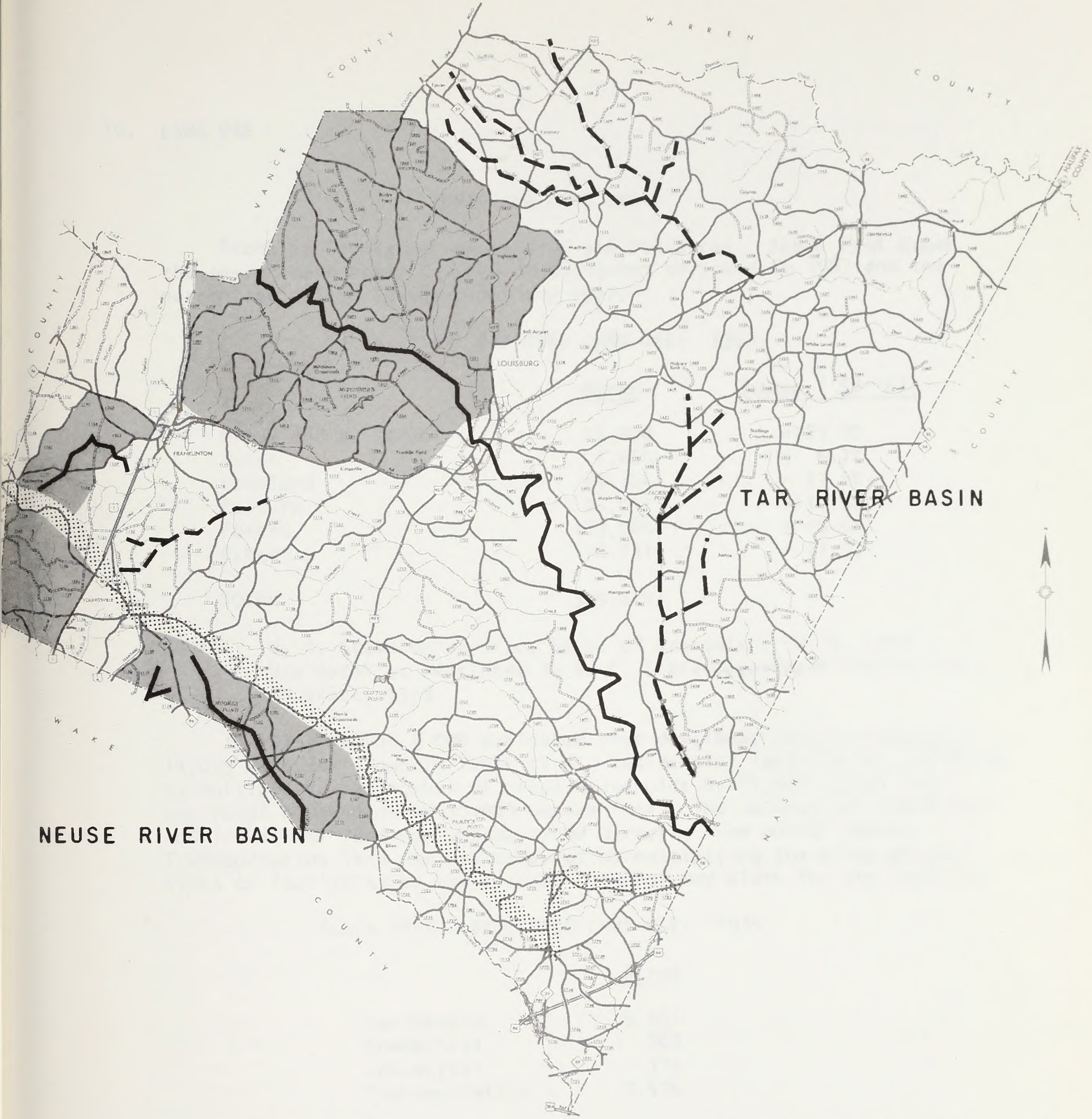
Surface Water Quality. Uses of water are significantly affected by its quality. In order to be usable for certain purposes, pollutants of various types must be held below levels where they would be dangerous to humans or wildlife. There are numerous water quality characteristics, and several federal and state agencies have officially published standards concerning them. Presently, the Division of Environmental Management of the NC Department of Natural Resources and Community Development classifies streams in the state based on "existing or contemplated best usage" of the various streams in a drainage basin. The classifications are determined through studies and evaluations and the holding of public hearings for the consideration of the classifications proposed.

Classifications of fresh water streams and brief descriptions of the "best usages" of the water in each classification are as follows:*

Class A-II	Suitable as a source of water supply for drinking, culinary, or food processing purposes after approved treatment equal to coagulation, sedimentation, filtration, and disinfection, etc., and any other usage requiring waters of lower quality.
Class B	Suitable for outdoor bathing, boating and wading, and any other usage requiring waters of lower quality.
Class C	Suitable for fish and wildlife propagation. Also suitable for boating, wading, and other uses requiring waters of lower quality.

Classifications of Franklin County streams are shown on Map 7. The Tar River, Little River, Smith's Creek, Cedar Creek above New Franklinton Lake, and Sally Kearney Creek above Old Franklinton Lake are Class A-II streams. All of these streams are municipal water supply sources. Brandy Creek, Sandy Creek above Laurel Mill, and Cypress Creek above Lake Royale are Class B streams. All other streams in the county are Class C streams. Management of growth in the watersheds of the Class A-II streams is especially critical to protect the quality and quantity of the municipal water supplies.

*Division of Environmental Management, NC Department of Natural and Economic Resources, "Explanatory Statement Relative to the Schedules of Assigned Classifications and Water Quality Standards Applicable thereto," 1977.



DRAINAGE BASINS AND STREAM CLASSIFICATION

FRANKLIN COUNTY

NORTH CAROLINA

SCALE

░ DRAINAGE BASIN DIVIDE
▨ WATER SUPPLY WATERSHED
━ CLASS A-II STREAM
– – – CLASS B STREAM
— CLASS C STREAM

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

MAP 7

IV. LAND USE

EXISTING LAND USE

Franklin County has an area of 316,224 acres. Table IV-A shows the approximate areas devoted to different purposes in 1967 and the percentage change between 1958 and 1967.

Table IV-A. EXISTING LAND USE: 1967

	Acres	Change ('58-'67)
Urban and built-up	12,000	+187.8%
Water	1,664	+ 6.7%
Cropland	89,324	- 27.4%
Pasture	20,041	+111.3%
Forest	183,064	+ 10.5%
Other	10,131	- 17.3%
TOTAL	316,224	--

SOURCE: N. C. State University, Dept. of Economics, "N. C. Land Use Data" as reprinted in N. C. State Government Statistical Abstract, 1979.

In 1975, Region K COG estimated that developed land use occupied 14,059 acres as shown in Table IV-B. Residential land use was estimated by multiplying the number of urban households by 12,500 square feet and rural households by 30,000 square feet. The acreage of commerical and industrial land use was obtained directly from aerial photos. Transportation land use was computed by multiplying the miles of the types of facilities by the average right-of-way width for the facility.

Table IV-B. DEVELOPED LAND USE: 1975

	Acres
Residential	5,951
Commercial	260
Industrial	372
Transportation	7,476
TOTAL	14,059

SOURCE: Region K Land Use Element, 1978.

Agriculture. The 1978 Census of Agriculture reported there were 158,156 acres in farms in Franklin County. Cropland and pastureland occupied 80,236 acres including 50,043 acres of harvested cropland, 17,185 acres of pastureland, and 13,008 acres of idle cropland. Land in farms also included 68,950 acres of woodlands and 8,970 acres used for houses, ponds, roads, and other uses.

The cropland and pastureland is scattered throughout the county due to the nature of the county's soils and topography. However, the land in Dunn and Cypress Creek townships and in portions of Gold Mine and Hayesville townships is generally better suited for agricultural purposes than land in the rest of the county. The land in Franklinton and Youngsville townships is generally the least well suited land for agriculture in the county.

Economical production of food and other agricultural products requires land which can be farmed efficiently and will not erode or lose its fertility with continued use. This prime agricultural land is limited and becomes increasingly valuable as demands are made for conversion to other uses. Land's immediate cash value for non-farm development is often greater than for agriculture; and when the land is once developed, it is lost for all future agricultural uses. Whenever possible, the prime agricultural land should be reserved for agricultural use to preserve the economic base of Franklin County.

Forest. Over one-half of the county is in forest land. Some of the less productive cropland and pastureland will probably go into forest use in the future. Some of the forest land will go out of forest use as the county population grows and results in pressure to convert additional land for residential, recreational, and other urban uses.

Industry. In 1975, there were approximately 372 acres devoted to industrial use in Franklin County. The major addition to industrial land use since 1975 is Novo Biochemical Industries, located on NC 56, between Louisburg and Franklinton. The Novo site comprises 187 acres: 16 acres are used for the plant and the remainding area is used for land application of the plant's wastes.

Industrial activity has, in the past, been centered in the three larger towns of the county where industries could be close to labor and be served by rail, highway, public water, and public sewer. The development of a rural site by Novo illustrates recent trends for industries to locate on larger sites away from congested areas but which are still served by rail, highways, public water, and if possible, public sewer.

Commerce. In 1975, there were approximately 260 acres devoted to commercial uses in the county. Commerical uses include land with or without structures where goods are distributed and personal services are provided. Commerical uses in Franklin County are either concentrated in the towns or are individual businesses scattered at crossroads through-

out the county. Louisburg has been the primary commerical center of the county as well as being the county seat. Smaller concentrations of businesses are located in Franklinton, Youngsville and Bunn. In recent years commerical activity in Louisburg has followed the national trend of moving away from the traditional business district to new buildings on larger sites located on major thoroughfares at the edge of town.

Housing. Based on 12,500 square feet per urban dwelling and 30,000 square feet per rural dwelling, the land devoted to residential use increased from approximately 5,950 acres in 1975 to approximately 6,900 acres in 1980.

The number of dwelling units in Franklin County increased substantially in the last 10 years as shown in Table IV-C. The 1980 Census preliminary field count of dwelling units shows a total increase of more than one-third. The distribution of housing by township remained about the same at the end of the decade; but the distribution between the urban and rural areas changed with more growth taking place in rural areas, outside the incorporated towns of the county. The greatest actual growth occurred in Franklinton Township, followed by Louisburg, Dunn, Sandy Creek and Youngsville townships. Thus most of the residential growth has been near the incorporated towns except in Sandy Creek Township. The 1978 Census of Agriculture showed there were only 649 farm operators who lived on their farms in Franklin County so only about 7% of the rural dwellings are farm dwellings.

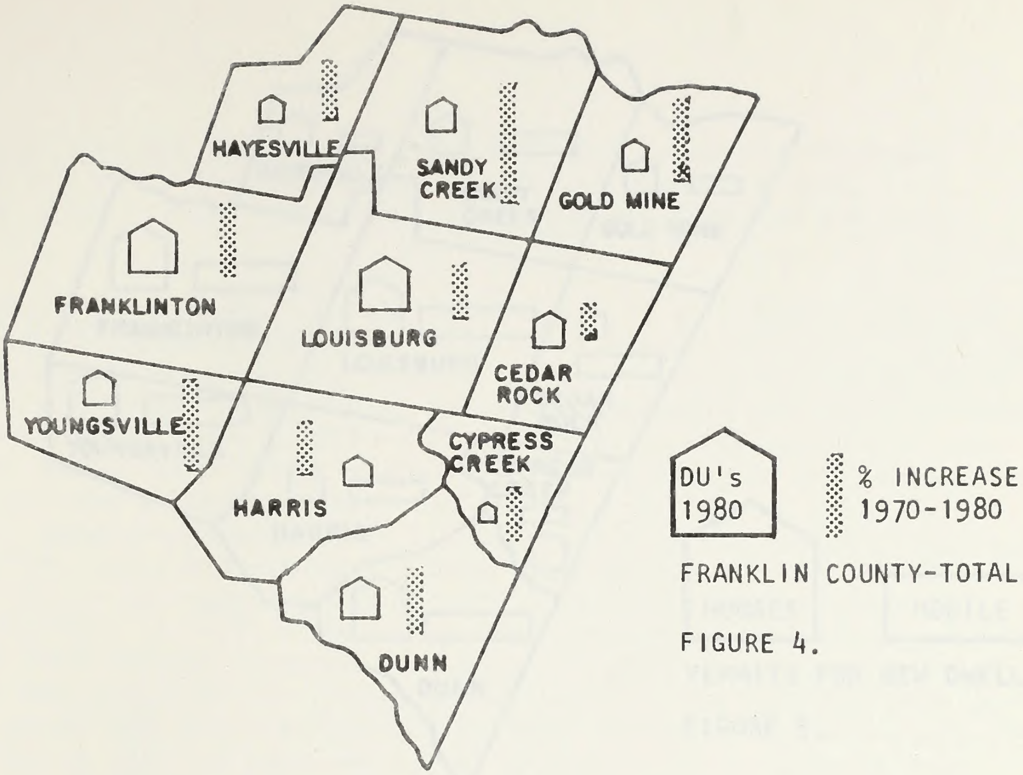
The predominant housing type in Franklin County is the single-family, detached, owner-occupied house. However, in the last decade, mobile homes and modular homes have increased in popularity in the county. In 1976, there were 1,213 mobile homes, 12.5% of all dwellings in Franklin County. Table IV-D shows the new dwellings for which the Health Department issued Improvement Permits in 1980. More than one-half of the new dwellings in that year were mobile homes or modular (double-wide) homes. Most of these were located outside of the incorporated areas since zoning and other ordinances discourage their location in regulated areas. Some mobile homes are located in mobile home parks but most are in rural areas, on individual lots or on farms with other houses.

Another change in housing in Franklin County is the development of Lake Royale as a second home, vacation community encompassing a total of 2,615 acres in Franklin and Nash counties. The development includes a 345 acre lake on Cypress Creek and group recreation facilities for property owners. The development is subdivided into 2,373 residential lots and 2,971 camping lots. Access to the lots is by private roads which will be the maintenance responsibility of the property owners association. The property owners association will also be responsible for the maintenance and operation of the other common and recreation facilities. At the present time there are about 85 homes constructed at Lake Royale, of which about 25 are occupied year-round.

by the economy. Including the many and [illegible] of the county as well as [illegible] of working and are located in [illegible] recent years [illegible] trend of moving [illegible] buildings as larger [illegible] of them.

Housing. Based on [illegible] 10,000 square feet per [illegible] use increased from approximately [illegible] 2,500 acres in 1980.

[illegible]



FRANKLIN COUNTY-TOTAL

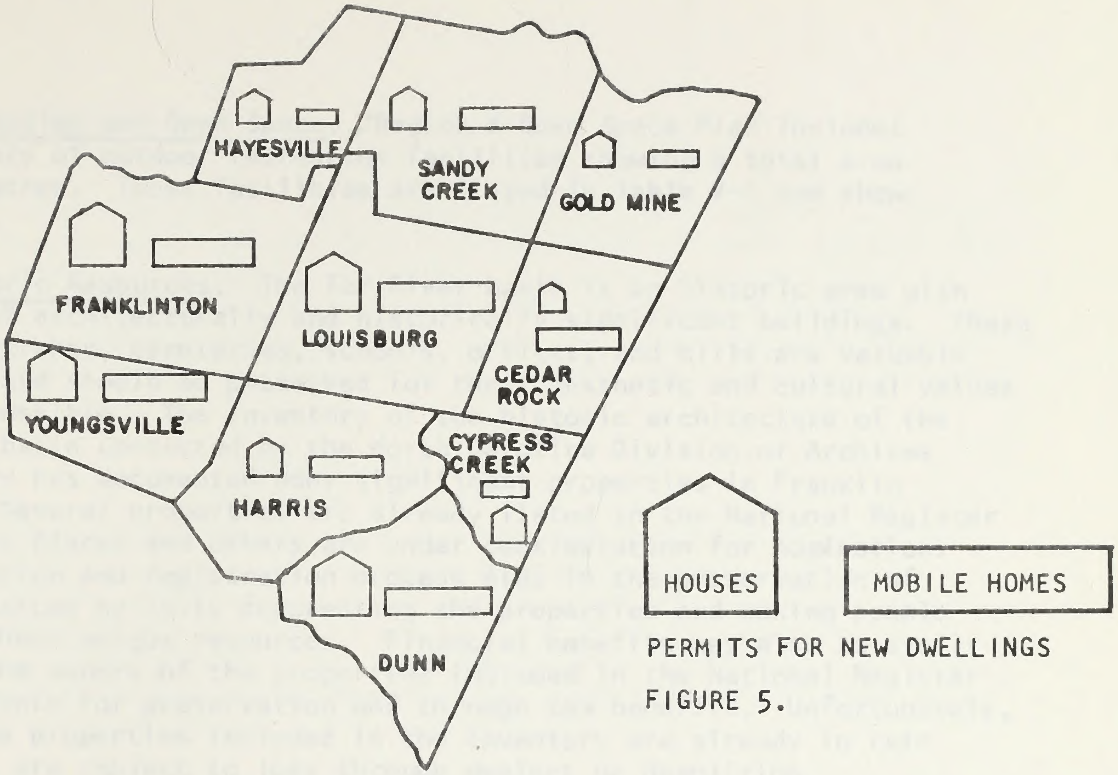
FIGURE 4.

Table IV-C. FRANKLIN COUNTY HOUSING TRENDS: 1970-1980

Total Number of Dwelling Units

	1970[1]	1976[2]	1980[3]	Change (1970-80)
FRANKLIN COUNTY	8,242	9,460	11,152	+35.3%
Dunn Township	1,080	1,199	1,455	+34.7%
Harris Township	671	790	811	+20.9%
Youngsville Township	601	698	891	+48.2%
Franklintown Township	1,672	1,926	2,334	+39.6%
Hayesville Township	440	483	582	+32.3%
Sandy Creek Township	487	609	795	+63.2%
Gold Mine Township	398	506	577	+45.0%
Cedar Rock Township	713	740	843	+18.2%
Cypress Creek Township	193	245	305	+28.8%
Louisburg Township	1,987	2,264	2,559	+28.8%
FRANKLIN CO. RURAL	6,461	7,656	9,119	+41.1%
FRANKLIN CO. MUNICIPAL	1,781	1,804	2,033	+14.2%
Bunn	112	161	148	+32.1%
Youngsville	211	199	207	- 1.9%
Franklinton	513	502	564	+ 9.9%
Centerville	42	39	68	+61.9%
Louisburg	903	903[1]	1,046	+15.8%

SOURCES:
1. US Bureau of the Census, Census of Housing, 1970.
2. Region K Housing Element, 1978 (except Louisburg).
3. US Bureau of the Census, 1980 preliminary field count.



PERMITS FOR NEW DWELLINGS

FIGURE 5.

TABLE IV-D. FRANKLIN COUNTY HEALTH DEPARTMENT IMPROVEMENT PERMITS-1980.
(Septic tanks and filter fields)

	NEW DWELLINGS			EXISTING	BUSINESS
	HOUSE	MOBILE	TOTAL	HOUSE	& OTHER
FRANKLIN COUNTY	182	187	369	11	24
Dunn Township	31	30	61	1	5
Harris Township	12	13	25	--	--
Youngsville Township	25	28	53	--	2
Franklinton Township	32	27	59	1	5
Hayesville Township	10	4	14	--	--
Sandy Creek Township	10	15	25	--	4
Gold Mine Township	9	6	15	--	2
Cedar Rock Township	7	18	25	--	2
Cypress Creek Township	13	6	19	--	--
Louisburg Township	31	35	66	--	--
location unknown	2	5	7	9	4

SOURCE: Franklin County Health Department, Sanitarian monthly summaries.

Recreation and Open Space. Region K Open Space Plan includes an inventory of outdoor recreation facilities showing a total area of 4,365 acres. These facilities are listed in Table V-C and shown on Map II.

Historic Resources. The Tar River basin is an historic area with a wealth of architecturally and historically significant buildings. These houses, churches, cemeteries, schools, offices, and mills are valuable resources and should be preserved for their aesthetic and cultural values whenever possible. The inventory of the historic architecture of the Tar River basin conducted by the North Carolina Division of Archives and History has documented many significant properties in Franklin County.* Several properties are already listed in the National Register of Historic Places and others are under consideration for nomination. The nomination and registration process aids in the preservation of these resources by fully documenting the properties and making people aware of these unique resources. Financial benefits may also be available for the owners of the properties included in the National Register through grants for preservation and through tax benefits. Unfortunately, many of the properties included in the inventory are already in ruin and others are subject to loss through neglect or demolition.

Plans for development should consider the effect of development on the historic resources of the county. And programs to aid in the preservation of the county's historic resources should be promoted.

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* "Historical and Architectural Resources of the Tar-Neuse River Basin," (Raleigh, N. C.: North Carolina Division of Archives and History, Survey and Planning Branch, Feb. 1977).

V. COMMUNITY FACILITIES

Community facilities provide the necessary services for existing and new development. An adequate infrastructure of roads and utilities and facilities for schools, recreation, and fire protection are important factors in land development. Land development patterns also affect public investment in utilities and other community facilities by determining what areas need to be served and what capacity is needed for each facility.

STREETS AND ROADS

Responsibilities for streets and highways inside municipalities are shared by the state and the individual municipality, while in rural areas the state maintains all public roads and highways. Tables V-A and V-B show the mileage of streets and roads by categories of maintenance and surfacing. The unpaved roads in rural areas are shown with a pattern on the county maps in this report while all other roads are shown as solid lines.

Table V-A. STATE ROAD SYSTEM MILEAGE: 1980

	Paved	Unpaved	Total
State Primary Roads	154.43	-	154.43
Rural	144.20	-	144.20
Urban	10.23	-	10.23
State Secondary Roads	471.85	146.10	617.95
Rural	465.38	146.10	611.48
Urban	6.47	-	6.47
TOTAL STATE SYSTEM	626.28	146.10	772.38

Table V-B. MUNICIPAL STREET MILEAGE: 1980

	MUNICIPAL SYSTEM			STATE SYSTEM*	
	Unpaved	Paved	Total	Primary	Secondary
Bunn	0.88	2.09	2.97	1.91	1.00
Centerville	0.46	-	0.46	1.56	0.16
Franklinton	-	8.39	8.39	1.71	1.43
Louisburg	2.45	13.20	15.65	3.59	2.68
Youngsville	.94	3.10	4.04	1.46	1.20
TOTAL	4.73	26.78	31.51	10.23	6.47

*All state system streets are paved.

SOURCE: N. C. Department of Transportation, Planning and Research Branch.

RAILROADS

Franklinton, Youngsville, Louisburg, and Bunn are all served by Seaboard Coast Line Railroad. Franklinton and Youngsville are on the Class A Mainline track which roughly parallels US 1 in the western part of the county. A spur from Franklinton to Louisburg, paralleling NC 56, provides rail service to Louisburg and the area along NC 56. A spur from Rocky Mount to Bunn provides a rail connection to the southeastern portion of the county.

WATER

Public water systems are provided in the towns of Louisburg, Franklinton, Youngsville, and Bunn.* Limited service is also provided by these towns to their fringe areas. At Lake Royale, a private central water system serves the existing development. Franklin County has constructed a water line between Louisburg and Franklinton and has also approved construction of a water line between Franklinton and Youngsville. Map 8 shows the major distribution lines in Franklin County and general areas served by public water systems.

WASTEWATER

Wastewater collection systems and treatment facilities serve the developed areas of the towns of Louisburg, Franklinton, Youngsville, and Bunn.* Map 8 shows the locations of the treatment facilities serving these towns. At Lake Royale, a small wastewater collection and treatment system serves the camping area comfort stations.

SCHOOLS

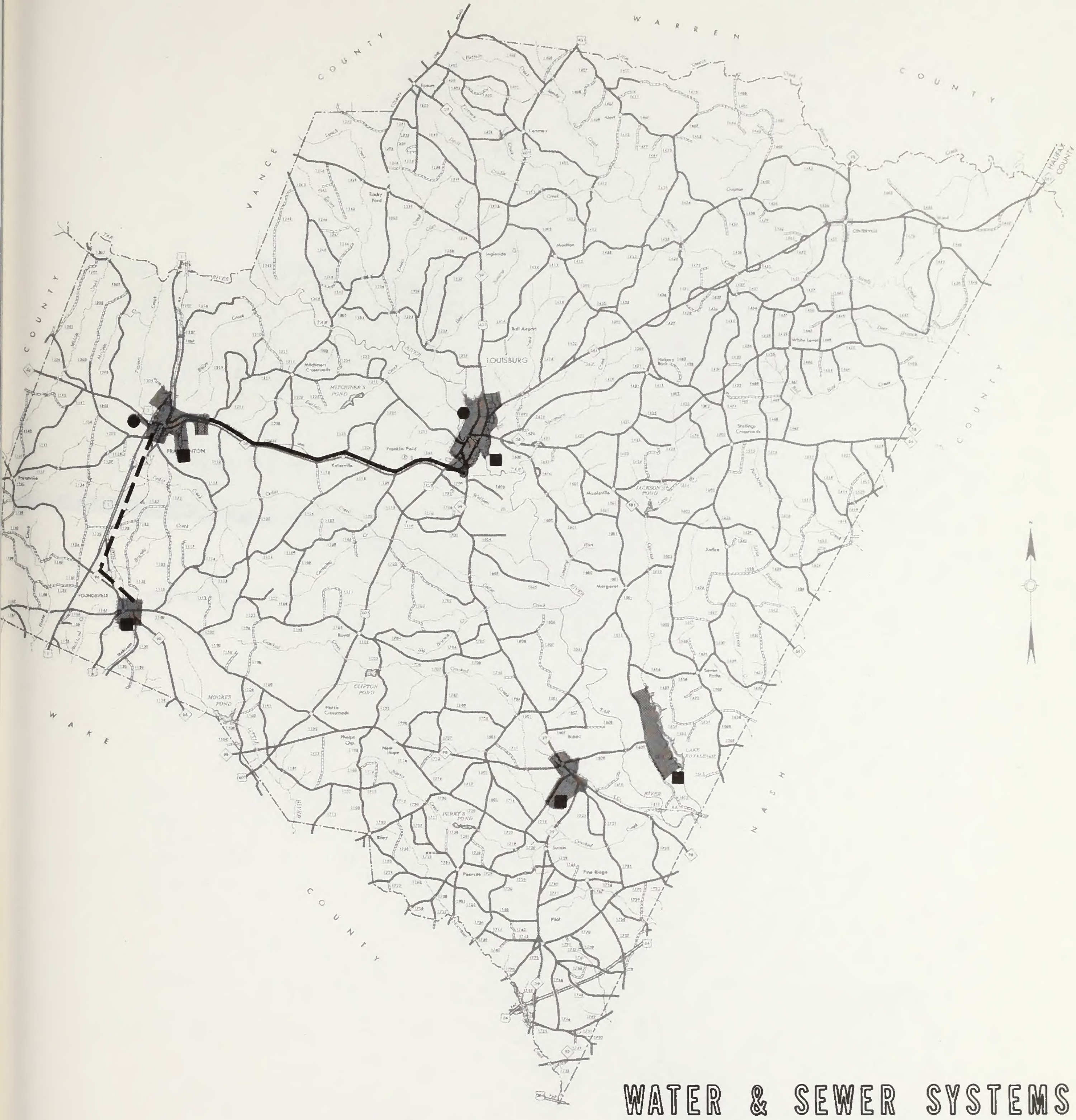
Public schools in Franklin County are administered by two units, Franklin County and Franklinton City. Franklin County includes all of the county except Franklinton Township which is served by the Franklinton City administrative unit. Locations of existing schools and attendance areas are shown on Map 9. Plans for future school construction include a new high school in the south-central area and a new middle school in the north-eastern area.

There is one private school in Franklin County, Franklin Christian School, located on NC 58, near the New Hope community.

Louisburg College, located in Louisburg on a seventy-five acre campus, is a junior college with an enrollment of approximately 650 students. Chartered in 1787, Louisburg College is the oldest church related junior college in the United States and is affiliated with the North Carolina Conference of the United Methodist Church.

Three area technical schools and community colleges, Wake Technical College, Nash Tech, and Vance-Granville Community College provide technical programs, vocational programs, college transfer programs, and general continuing education courses.

*See appendix for summary of individual municipal water and wastewater systems.



WATER & SEWER SYSTEMS

▬ EXISTING SERVICE AREAS

● WATER TREATMENT PLANT

— EXISTING WATER LINES

- - - PROPOSED WATER LINES

■ WASTEWATER TREATMENT PLANT

FRANKLIN COUNTY

NORTH CAROLINA

SCALE

4 MILES

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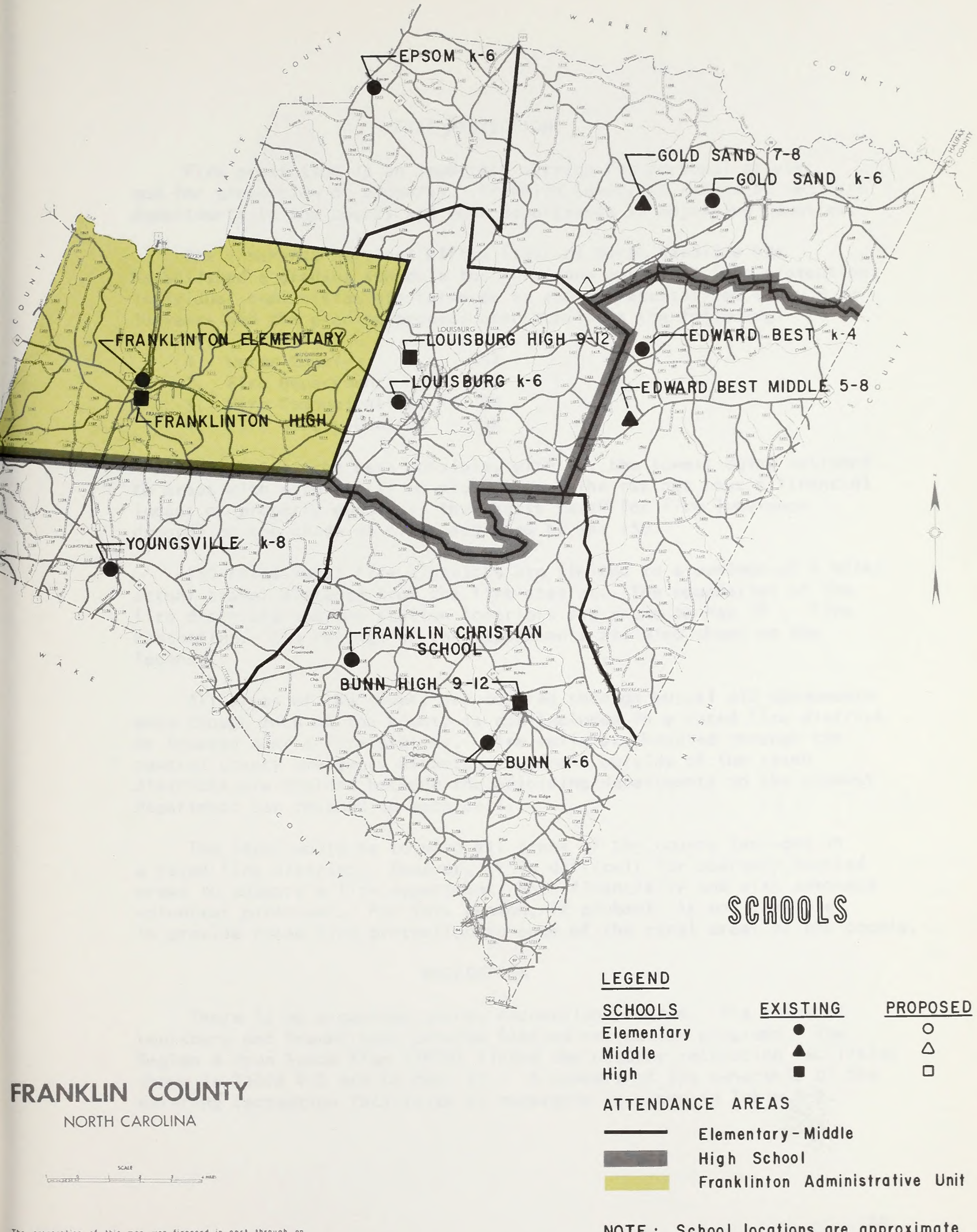
MAP 8



The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

MAP 9

FIRE PROTECTION

Fire protection is an important service for personal safety and for protection of property. Franklin County is served by ten fire departments in the county and four departments in adjoining counties.

The Insurance Services Office (ISO) of North Carolina has established a grading schedule for rural and municipal fire protection. Individual communities are surveyed by ISO representatives every 9 to 10 years and the grading process used considers the following:

1.	Water Supply	39%
2.	Fire Department	39%
3.	Fire Communications	9%
4.	Fire Safety Control	13%

A rating of 1 is the best possible, with 10, the lowest being assigned to areas with essentially no protection. The ratings have a financial impact on property owners as the "basis rate" for fire insurance depends on the grade or class assigned by the ISO.

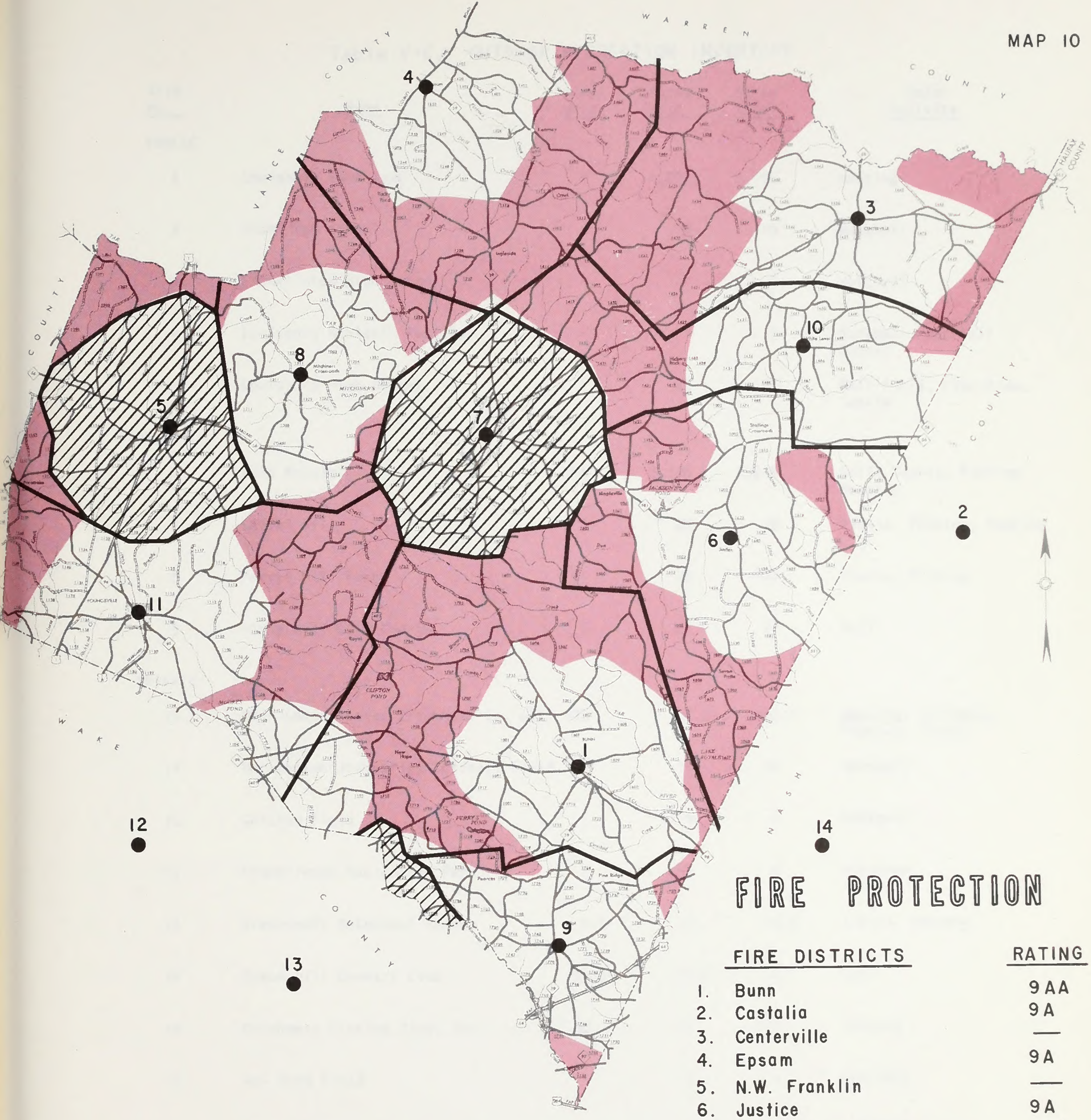
ISO rated rural fire districts are limited to a maximum of 4 miles actual travel distance from the fire station. The boundaries of the fire districts and the station locations are shown on Map 10 , Fire Protection. ISO ratings of the departments are also shown on the legend.

All areas of the county are covered through mutual aid agreements even though much of the county is not included in a rated fire district or located near a fire station. Fire calls are handled through the central county emergency dispatcher. Areas outside of the rated districts are divided between the adjoining departments so the closest department can respond to each call.

The ideal would be to have all areas of the county included in a rated fire district. However, it is difficult for sparsely settled areas to support a fire department, both financially and with adequate volunteer personnel. For this reason, it probably is not feasible to provide rated fire protection to some of the rural areas of the county.

RECREATION

There is no organized county recreation program. The towns of Louisburg and Franklinton provide limited recreation programs. The Region K Open Space Plan (1979) listed the outdoor recreation facilities shown in Table V-C and on Map 11 . A summary of the ownership of the existing recreation facilities by ownership is shown in Table V-D.



FIRE PROTECTION

FIRE DISTRICTS	RATING
1. Bunn	9AA
2. Castalia	9A
3. Centerville	—
4. Epsam	9A
5. N.W. Franklin	—
6. Justice	9A
7. Central Franklin	9AA
8. Mitchiner's Crassroads	9A
9. Pilot	9A
10. White Level	—
11. Western Franklin	9A
12. Rolesville	9AA
13. Hopkins	9A
14. Spring Hope	—

LEGEND

●	STATION LOCATION
—	SERVICE AREAS
▨	TAX DISTRICTS
■	UNINSURED AREAS

FRANKLIN COUNTY

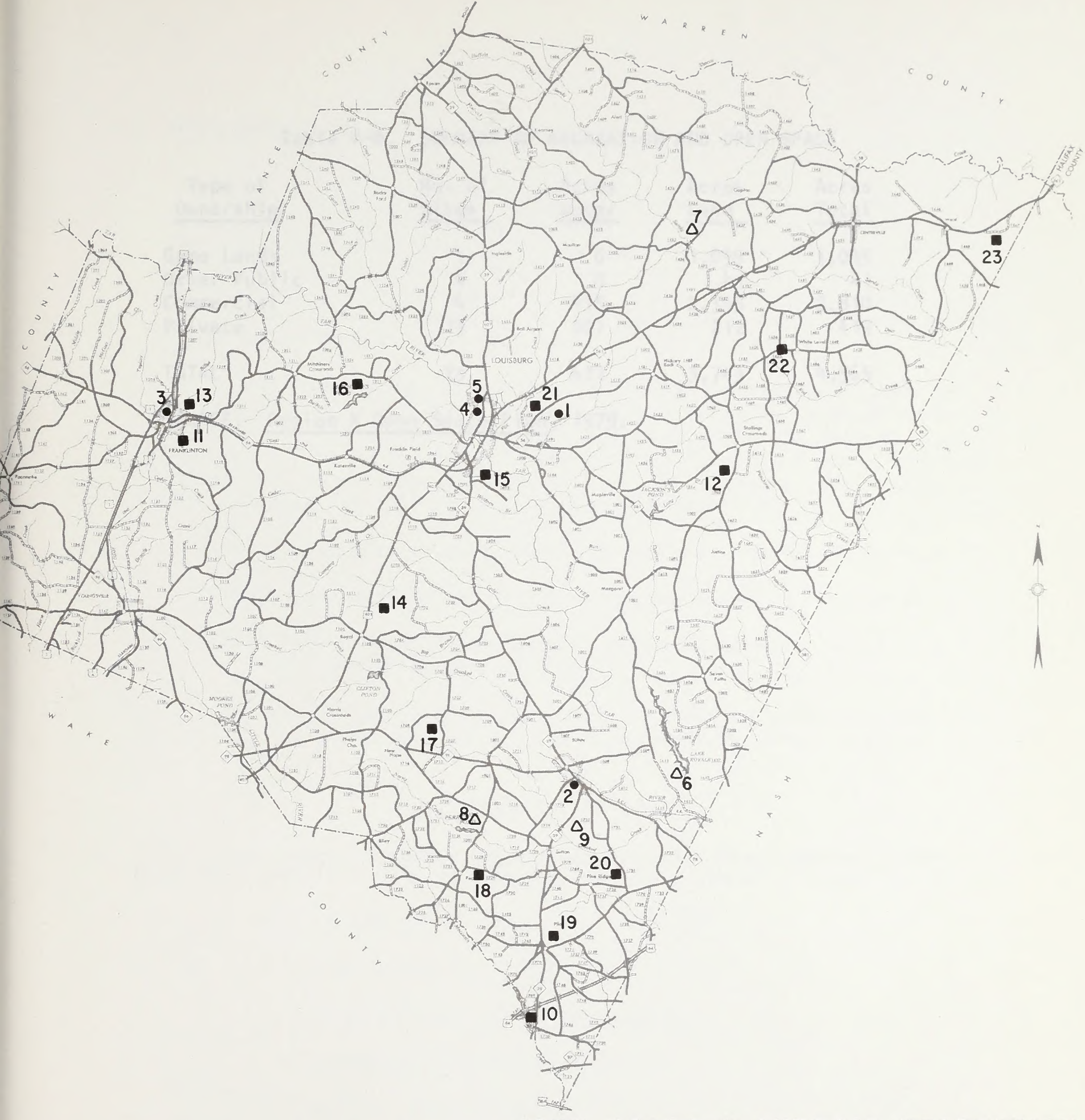
NORTH CAROLINA

SCALE 0 1 2 3 4 MILES

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

Table V-C. OUTDOOR RECREATION INVENTORY

Site No.	Name	Acres Water	Acres Land	Acres Total	Major Activity
PUBLIC					
1	Louisburg Game Land	-	1,095	1,095	Hunting
2	Bunn High School	-	10	10	Baseball
3	Franklinton High School	-	3	3	Softball
4	Louisburg Athletic Facility	-	3	3	Softball, Baseball Soccer
5	Louisburg High School	-	25	25	Ball Field, Play Area, Tennis
COMMERCIAL					
6	Lake Royale	345	2,270	2,615	Golf, Tennis, Fishing Boating
7	Laurel Mill	3	25	28	Picnic, Fishing, Camping
8	Perrys Mill Pond	65	75	140	Picnic, Fishing
9	Windy Hill Golf Course	2	25	27	Golf
PRIVATE					
10	Bunn Lake Estates (Franklin Co. 65%)	102	1.5	103.5	Boating, Swimming, Fishing, Tennis
11	Burlington Industries Softball Field	-	10	10	Softball
12	Chicken Field	-	4	4	Softball
13	Franklinton Recreation Park	-	2	2	Swimming
14	Greencroft Botanical Garden	2.5	13	15.5	Trails, Gardens
15	Green Hill Country Club	20.3	51.7	72	Golf
16	Mitchners Fishing Club, Inc.	80	77	157	Fishing
17	New Hope Field	-	4	4	Softball
18	Pearce Field	-	3	3	Softball
19	Pilot Field	-	7	7	Tennis, Softball
20	Recreation & Swim Club	2	26	28	Swimming
21	Town & Country Recreation Center, Inc.	-	5	5	Swimming, Tennis
22	White Level Field	-	4	4	Softball
23	Wood Ballfield	-	4	4	Softball



OPEN SPACE & OUTDOOR RECREATION

FRANKLIN COUNTY

NORTH CAROLINA

SCALE

LEGEND

● PUBLIC

■ PRIVATE

△ COMMERCIAL

NOTE: Numbers refer to site numbers on Table V-C "OUTDOOR RECREATION INVENTORY"

SOURCE: Region "K" Open Space Plan

MAP 11

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

Table V-D. SUMMARY OF RECREATION AND OPEN SPACE

Type of Ownership	No. of Sites	Acres Water	Acres Land	Acres Total
Game Lands	1	0	1,095	1,095
Other Public	4	0	41	41
Commercial	4	415	2,395	2,810
Private	13	207	212	419
TOTAL	23	622	3,743	4,365

SOURCE: Region K Open Space Plan, 1979.

VI. GOALS AND OBJECTIVES

A plan is not a prediction of the future; it is a statement of direction which will allow the people to realize their aspirations. The planning process is an effort to make the future more desirable by influencing the changes which take place over time. This requires three things: 1) a thorough knowledge of what things are like at the present, 2) a statement of how things ought to be, and 3) mechanisms to guide the changes which will occur in the future.

After information on existing conditions and projected needs for an area have been gathered, the next step in planning is to determine the goals of officials and citizens for their area--the type of place they would like it to become in the future. Once broad goals have been determined, formulation of objectives, or steps toward these goals, and more concrete policies and programs can begin.

For the purpose of this report the following terms are defined:

GOAL - the desired end result or accomplishment of a program.

OBJECTIVE - a designed course of action which will result in the accomplishment of a goal.

POLICY - a legislative, executive, or administrative statement of intent and the actions to be taken to obtain a given goal.

PROBLEMS AND ISSUES

The Leadership Committee and the Board of County Commissioners in 1979 identified and ranked problems facing Franklin County as follows:

1. LACK OF JOBS

2. POOR SCHOOL FACILITIES

(NEED FOR MORE AND BETTER HOUSING
3, 4. (
(IMPROVED TRANSPORTATION NETWORK

(LACK OF LAND USE PLAN
5, 6. (
(TAX REFORM

(LOW TAX BASE
(
7, 8, 9. (LACK OF MEDICAL PERSONNEL AND FACILITIES
(
(LACK OF INDUSTRIAL BOND AUTHORITY

In 1981 the Leadership Committee reaffirmed employment, education, and the hospital as major issues for the county. Recreation programs, water and sewer facilities, crime, housing conditions, and farm land were also identified as important issues for Franklin County.

GOALS

The following goals are an important part of the planning process and are included as the philosophical framework for the long-range development policies of Franklin County:

ECONOMY - The county will develop a stronger economic base to provide fuller and better employment for its citizens and an increased tax base to support more adequate services.

EDUCATION - The county will provide more adequate school facilities and support a quality education program for the youth of the county.

HOUSING - The county will support programs to enable all residents to have standard housing in desirable neighborhoods.

FACILITIES AND SERVICES - The county will coordinate with the municipalities the efficient provision of adequate public facilities and services for industrial, commerical, and residential land uses as well as services for the people of the county.

ENVIRONMENT - The county will preserve its desirable rural and small town character, protect its prime farm land and environmentally sensitive areas such as flood plains and water supply watersheds, and preserve its historic resources.

SPIRIT - A spirit of cooperation and progress will be generated to enable all residents and their county and municipal governing bodies to work toward a better, more prosperous way of life in pleasant surroundings.

OBJECTIVES

The objectives which follow are general statements of actions which will result in the accomplishment of one or more of the county goals. These objectives relate primarily to physical development and facilities serving property although some are related to human services or governmental activities.

GENERAL

To recognize the hazards and limitations of natural physical features such as flooding, erosion, and poor soils for urban development.

To protect and preserve natural resources including prime agricultural land, surface and ground water, woodlands, wildlife, and unique plant cultures.

To encourage development in areas with public services to enable municipalities to efficiently provide the necessary urban services.

ECONOMIC

To preserve and strengthen the existing industrial base by providing adequate services and protecting industries from encroachment by conflicting uses.

To promote new industrial development by providing necessary public services and preserving prime industrial sites for industrial use.

To broaden the tax base to reduce property tax on agricultural land and residential property.

FACILITIES AND SERVICES

To provide adequate public water supplies and distribution systems serving the urban areas and also rural areas as required for industrial development.

To provide public waste water collection systems and treatment facilities for urban areas and also rural areas as required for industrial development.

To maintain a good transportation system of highways, railroads, and an airport in the county.

RESIDENTIAL

To rehabilitate substandard housing where feasible and to demolish substandard housing which cannot be rehabilitated.

To promote housing assistance programs where necessary to provide affordable standard housing for all county residents.

To preserve and upgrade existing residential neighborhoods by providing good streets, water and sewer service, street lighting, garbage collection, and protection from conflicting uses.

To assure that new housing is soundly built.

To assure that new residential areas have adequate water supplies, sewage disposal, street access, and fire and police protection.

To recognize mobile and modular housing as a necessary form of housing and provide for its appropriate location and use.

AGRICULTURAL

To protect prime agricultural land from increased assessments due to higher values for urban development and from unnecessary conversion to non-agricultural uses.

To promote appropriate development of crop, pasture, and forest lands in the county.

To protect agri-business as an important part of the Franklin County economy.

COMMERCIAL

To provide a variety of commercial services for all areas of the county.

To preserve and improve the existing business districts as the functional centers of both the individual towns and the entire county.

RECREATIONAL AND ENVIRONMENTAL

To provide adequate recreation facilities and parks to serve both urban and rural residents.

To provide recreation programs for all county residents.

To preserve natural areas and historic resources for aesthetic, cultural, and environmental qualities.

DEVELOPMENT STRATEGY

The foremost consideration in the county development strategy is industrial development to provide more and better jobs for the workers and an adequate property tax base to support services for all the citizens. The county's resources are limited, and any public investment by the county to encourage industrial development will have to be concentrated. The county has made a significant investment in the Louisburg-Franklinton water line as the first step in the development strategy. The NC 56 corridor between Louisburg and Franklinton combines the important industrial site factors of access, utilities, and suitable soils and topography.

Industrial development resulting from the county's initial investment is already paying dividends through property tax on the capital investment of the industries. The property tax paid by Novo Industries alone is more than the annual water line bond payments, leaving revenue for future

extensions as well as other county services. The second step of the county development strategy, the water line between Franklinton and Youngsville, has been approved and will substantially increase the number of potential industrial sites in Franklin County.

Industrial site requirements are the most critical of all types of development, and relatively level sites with good access and adequate utilities are limited. Because of its importance to the economy and general development of the county, industrial development should receive priority in the allocation of prime sites and investment in utilities.

All residential development except at the lowest rural densities will eventually require urban services which can most economically be provided by the existing municipalities in or adjacent to their existing service areas. Therefore, residential development should be encouraged at densities which can be efficiently provided with urban services in locations which can be incorporated into the municipalities. Residential development at lower densities should be sufficiently low to assure that urban services such as public water and sewer would never be required.

One of Franklin County's assets is its rural atmosphere. This valuable asset can easily be destroyed by strip development along the county's roads and highways. A relatively few houses or businesses scattered along a rural road can soon make an area look urban because all visable land is cluttered with houses, store buildings, signs and parking areas. Only the land adjacent to the road is developed, but the rural atmosphere is destroyed because the undeveloped land cannot be seen from road or highway.

To avoid complete destruction of Franklin County's rural atmosphere, development should be concentrated in the existing urban centers or clustered in appropriate rural areas. In order to maintain a rural atmosphere, large land areas along the highways and major secondary roads should be preserved as cropland, pastureland, woodland, and natural conservation areas. Residential, commercial, or industrial development outside of the urban areas should be located on large parcels of land to provide individual on-site buffers from adjoining property and highways. Where denser development on smaller sites is desired in rural areas, the uses should be located in clustered developments with separate access from subdivision streets rather than major roads or highways.

VII. LAND DEVELOPMENT PLAN

The land development plan is prepared in two steps. First, general policies are established and applied to determine which land is suitable for development and which should remain undeveloped. The amount of land needed for development is based on the projected growth of the county's population and economy. Second, location and site standards for residential, commercial, and industrial land uses are established for those areas planned for development.

LAND CLASSIFICATION

The Land Classification System is an effective mechanism for analyzing land development factors and organizing land use policies. The Land Classification System was developed by the State to provide a uniform approach to land use planning at the county level.* The five classes, Developed, Transition, Community, Rural, and Conservation, were selected to enable local units of government to plan for the critical problems and assets of each class. Table VII-A presents a brief summary of the Land Classification System.

The Region K Land Use Plan+, prepared in 1977 and adopted in 1978, is based on the Land Classification System. The plan classified land in each county of the region, projected land use needs for transition areas, and allocated these transition acreage requirements to the municipal areas on the basis of projected population increases. The Franklin County portion of the Region K Land Use Plan provides the inital step for the county land use plan. Information on population, economy, natural features, and existing land use is used to further classify the land in Franklin County.

Developed. Developed areas are those with an average density of 2,000 people per square mile (about 3.13 per acre) and served by public water and sewer. The acres of developed land in 1977 are shown in Table VII-B. All developed areas are within incorporated towns or immediately adjacent to them.

Transition. The transition areas shown on the Region K Land Use Plan were those areas with either a population density of 2,000 people per square mile, water facilities, or sewer facilities but not all three. The transition areas were expected to be "developed", i.e., have a density of 2,000 people per square mile and full urban services, within 10 years or 20 years. The transition areas noted in the Region K Land Use Element in 1977 were the areas designated for future development within the planning jurisdictions of the municipalities. A summary of the acreage of transition areas in 1977 is shown on Table VII-B.

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*"A Land Resources Program for N. C.", Land Policy Council, Raleigh, N. C., 1976.

+"Region K Land Use Element", Kerr-Tar Regional Council of Government, 1978.

Table VII-A. SUMMARY OF LAND CLASSIFICATION

Land Classes	Purpose	Characteristics	Services
Developed	To provide for continued intensive development and redevelopment of existing cities	Lands currently developed for urban purposes with urban services available	Usual municipal or public services including water, sewer, recreation facilities, police, and fire protection
Transition	To provide for future intensive urban development on lands that are most suitable and that are most likely to be scheduled for provision of necessary public utilities and services	Lands being developed for urban purposes but which do not yet have usual urban services, lands necessary to accommodate population growth for the next ten year period, lands which can be readily serviced with usual urban services, lands generally free from severe physical limitations for development	Usual municipal or public services to be made available at the time of development or soon thereafter
Community	To provide for clustered mix of uses to help meet shopping, housing, employment and public service needs within the surrounding area	Lands characterized by a cluster of residential and commercial land uses in rural areas	Limited municipal type services such as fire protection, etc. may have public water but no public sewer systems. Public sewers possible only to correct an existing or projected public health hazard
Rural	To provide for agriculture, forest management, mineral extractions and various low intensity uses on large sites including residences where urban services are not required and natural resources will not be unduly impaired	Lands identified as appropriate locations for natural resource management and allied uses, lands with one or more limitations that would make development costly and hazardous	Private septic tanks and wells. Other services such as rescue squads, police and fire protection, etc.
Conservation	To provide for effective long-term management of tracts of land consistent with their significant, limited, or irreplaceable natural, recreational, productive or scenic resources with the intent that they will not be identified as Transition lands in the immediate future	Lands that contain major wetlands, necessary wildlife habitats, publicly owned water-supply watersheds and acquifers, lands providing significant recharge to groundwater, and lands which contain significant natural scenic, recreational or productive resources	No services and limited access only

Table VII-B. ACRES OF EXISTING DEVELOPED AND TRANSITION LAND: 1977

	Developed	Transition	Total
Franklin County - Total	1,208.6	872.8	2,081.4
Bunn	123.5	121.2	244.7
Franklinton	311.6	359.2	670.8
Louisburg	618.6	316.8	935.4
Youngsville	154.9	75.6	230.5

SOURCE: Region K Land Use Element, 1978.

Community. The community areas are the smaller settlements which do not have water and sewer facilities but do serve the basic needs of their surrounding rural areas with educational, religious, commercial and service oriented functions such as postal services and fire protection. Centerville, Epsom, and Pilot were the three community areas in Franklin County shown on the Region K Land Use plan. The acreage of these community areas is shown in Table VII-C.

Table VII-C. ACRES OF EXISTING COMMUNITY CLASSIFICATION LAND: 1977

Franklin County - Total	223.6
Centerville	35.6
Epsom	106.8
Pilot	81.2

SOURCE: Region K Land Use Element, 1978.

Rural. The rural classification accounts for the majority of the county's land area. Land uses in the rural area are forest and agricultural related uses. Rural non-farm residences also occupy a substantial portion of rural land, and major industrial sites are increasingly found in the rural areas.

Conservation. Conservation areas are primarily located in conjunction with major streams, to protect major surface water supplies, to preserve areas of natural and scenic value, and to prevent development in flood prone areas. The Region K Land Use Element designated two major areas in Franklin County:

- Tar River. From Granville County to Nash County, the Tar River is designated as a conservation area:

  a. to protect Louisburg's water source from pollutants
  b. to preserve the upper Tar River from NC 96 to Louisburg as an area which has natural and scenic qualities
  c. to prevent development in the flood plain

- Mitchell's Mill Natural Area. Located on the Wake County line along the Little River, the area is designated for preservation as a natural area.

Other areas to be designated as conservation are smaller flood hazard areas as identified through topographic and hydrologic studies or detailed soil maps. The Flood Hazard Boundary Maps prepared by the Federal Insurance Administration are a preliminary identification of areas subject to flood damage in the county.

Surface water supply watersheds are critical natural resources and need special consideration to protect the county's water supply. In addition to the Louisburg and Franklinton watersheds, there are portions of Raleigh (Falls Lake), Wake Forest (Smith's Creek), and Zebulon (Little River) watersheds in Franklin County.

In addition to the conservation areas already noted, there are several areas of local natural, scenic, or historic value which should be considered for conservation and preservation.

- Overton Rock Outcrop. A five-acre site south of Stallings Crossroads on SR 1002 has been placed on the N. C. Registry of Natural Heritage Areas. The flatrock exposure of the Rolesville Granite Batholith formation is a dry ridgecrest outcrop in advanced stage of weathering. It is an excellent example of primary plant succession and has nine plant species endemic to granite exposure including a large population of Small's Portulaca.

- Bunn Flatrock. A three to four-acre site on the north side of SR 1719, one-half mile north of SR 1729 has been recommended for protection as a classic example of upland flatrock not associated with a stream. The areas are a bald exposure of the Rolesville Granite Batholith with an excellent zonation of primary successional floral communities and has had very little disturbance.

- Laurel Mill and Colonel Jones' House. Built prior to 1849, Laurel Mill was one of the first cotton spinning plants in the state. The mill was established by Colonel Jordan L. Jones as part of a manufacturing complex consisting of a grist mill, cotton gin, cotton mill, and saw mill. The mill operates on turbines powered by the waters of the creek. Laurel Mill is included in the National Register of Historic Places. Sandy Creek and the mill pond are also valuable natural areas.

- Cascine. Cascine, located east of US 401 near Cedar Creek, is a plantation complex with a small 18th century house and a larger mid-19th century house, both built by the Perry family. The houses and a full complement of outbuildings, including a mill on Cedar Creek, illustrate the development of architecture and plantation life spanning over 200 years since the Perry family acquired the property in 1752. The property is listed in the National Register of Historic Places.

- Clifton Mill. The site, located on Crooked Creek at SR 1103, includes the stone dam and ruins of the foundation of the mill.

- Jackson Mill Pond and Mort Harris' Mill. The site on NC 581 at Cypress Creek includes a handsome stone dam and a one-story frame mill.

- Moore's Mill Pond. The site on Little River at SR 1106 includes a large pond, a handsome stone dam and ruins of the mill.

There are also many other smaller historic sites, including houses, churches, and cemeteries, scattered throughout the county which are worthy of preservation. Development plans should take into consideration any effect on these natural and historic resources.

PROJECTED LAND USE NEEDS

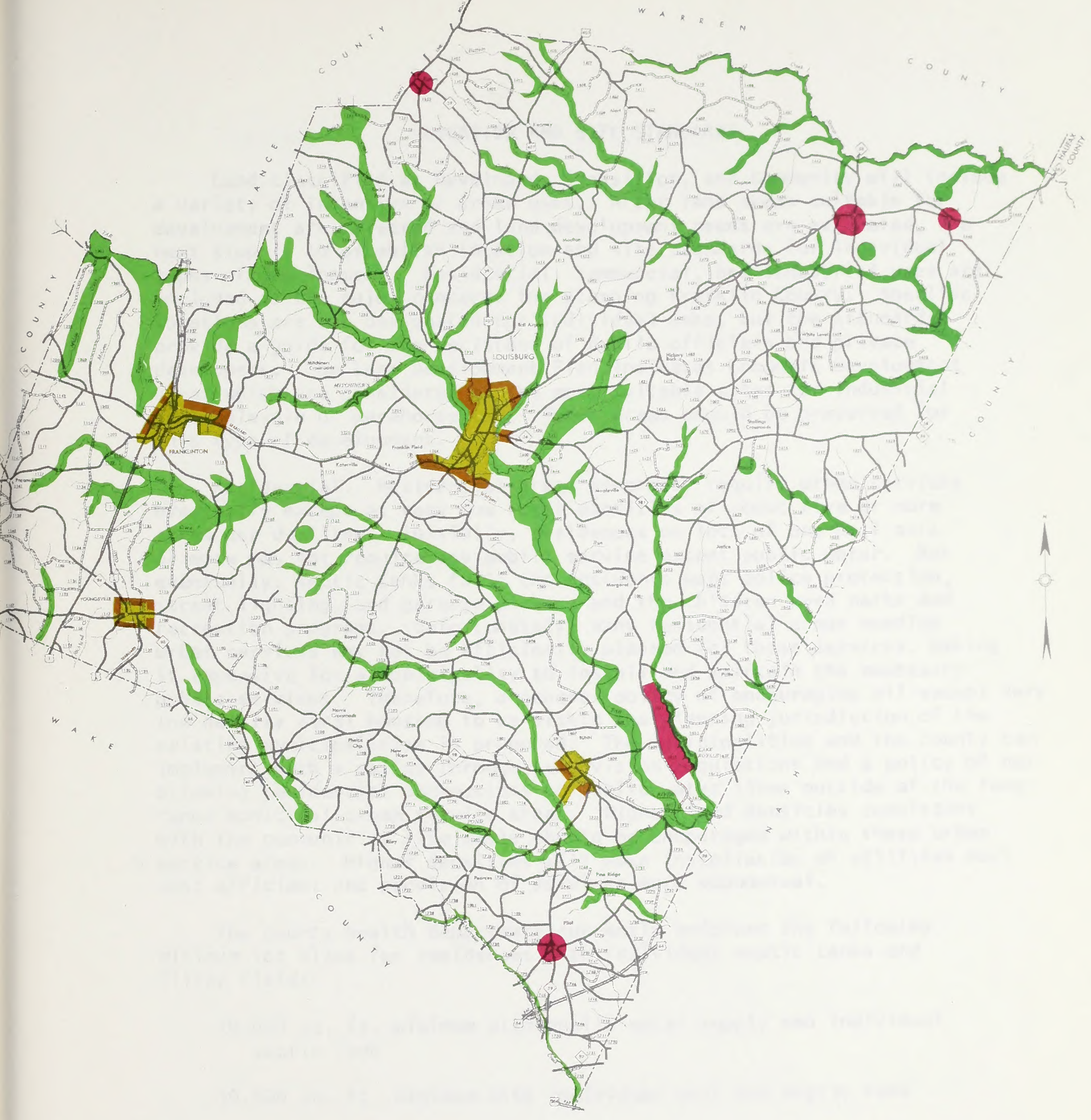
The Region K Land Use Element included forecasts of land use needs to the year 2000, based on population and economy projections. Residential land use needs were forecast by multiplying the existing density by the projected population increase. Transportation land use needs were also calculated on a per capita basis. Commercial and industrial land use needs were calculated by determining the existing number of commercial and industrial workers per acre and multiplying that factor times the projected number of commercial or industrial workers for the year 1985 and 2000. Table VII-D shows the projected intensive land use needs for 1985 and 2000. These intensive land use needs were designated as Transition on the Region K Land Development Plan and are also shown as Transition on Map 12, Land Classification.

Table VII-D. PROJECTED INTENSIVE LAND USE ACREAGE: 1975-2000

TYPE	1975 TOTAL	1985 TOTAL	1975-1985 NEEDED	2000 TOTAL	1985-2000 NEEDED
Commercial	260	292	32	340	48
Industrial	372	421	49	494	73
Residential	5,951	6,169	218	6,495	326
Transportation	7,476	7,749	273	8,159	410
TOTAL	14,059	14,631	572	15,488	857

SOURCE: Region K Land Use Element, 1979.

These projections were based on population and employment projections which were substantially lower than the trends indicated by the 1980 Census. Land use patterns have also changed, making projections based on existing densities very conservative for residential, commercial, and industrial land uses. This is especially evident in the trend toward large rural sites for the newer industries in the county.



FRANKLIN COUNTY

NORTH CAROLINA

SCALE

LAND CLASSIFICATION

🟨 DEVELOPED

🟧 TRANSITION

🟥 COMMUNITY

🟩 CONSERVATION

☐ RURAL

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

MAP 12

LOCATION AND SITE STANDARDS

Land classified as Developed, Transition, and Community will include a variety of intensive or urban uses. After land areas suitable for development are selected and land development needs are estimated, the next step is to establish location and site standards for individual types of development. Residential, commercial, and industrial uses are included as the major concerns for planning Franklin County. Specific locations are not designated for individual uses, but the standards provide a guide for the decisions of public officials and private developers. The Land Development Plan indicates Economic Development areas which are considered as the most suitable sites for industrial and wholesale or warehouse use. These areas should be preserved for this type of development.

Residential. Residential areas generally require urban services eventually except at very low rural densities of about five or more acres per dwelling. Initially, residences on lots of one-half acre or more may not require any public service except public water. But eventually, septic tanks fail; the residents want police protection, street lighting, and garbage pickup; and the children need parks and recreation programs. Unfortunately, many residential areas needing urban services may not be efficiently planned for these services, making it expensive for a municipality to install and maintain the necessary public services. Therefore, a general policy of encouraging all except very low density rural housing to be within the planning jurisdiction of the existing municipalities is proposed. The municipalities and the county can implement such a policy through subdivision regulations and a policy of not allowing residential connections to public water lines outside of the long-range municipal urban service areas. Higher land densities consistant with the communities life style should be encouraged within these urban service areas. Higher densities will make installation of utilities more cost efficient and provision of services more economical.

The county health department currently enforces the following minimum lot sizes for residences with individual septic tanks and filter fields:

20,000 sq. ft. minimum with public water supply and individual septic tank

30,000 sq. ft. minimum with individual well and septic tank

40,000 sq. ft. minimum with individual septic tank in water supply watersheds

For planning purposes, residential development can be grouped into three densities in Franklin County:

URBAN - three or more dwelling units per acre, single family or multi-family

SUBURBAN - 1 to 2 dwelling units per acre, single family

RURAL - 1 dwelling unit on a minimum of 5 acres, single family

Urban residential development includes single family and multi-family housing, in conventionally constructed units and manufactured units such as mobile homes and modular homes. This urban development should take place within the planning jurisdictions of the municipalities where zoning and subdivision regulations can ensure that adequate urban services can be efficiently provided.

Suburban residential development may not initially require all urban services, but in almost all cases, when areas are fully developed, the services are necessary to maintain the health and safety of the community. To assure that all urban services can be provided efficiently, either the county or the municipalities should review all subdivision plans.

Rural housing should be at a density low enough to assure that individual water and sewer systems will continue to function without problems and that there will not be a demand for other public services in the future. A house on a one-acre lot in the middle of a 40-acre field may not be a problem; but when the whole 40-acre field is developed, it becomes a sizeable urban subdivision, isolated from sources of necessary urban services.

The county and its municipalities will have to establish policies and agreements for the provision of services such as police protection, parks, recreation, inspections, garbage collection, and water and sewer service. These services have traditionally been municipal services but are increasingly needed in rural areas as well as urban areas as development is permitted to take place outside of urban service areas.

Lake Royale is a unique situation where land is being developed at urban densities but for vacation or second homes. The nature of the project may not require full urban services when it is fully developed due to the nature of its use. Many of the services which would normally be provided by a municipality are now provided by the developer and will eventually be assumed by the homeowners association.

The following characteristics should be considered in the designation of areas for residential development in Franklin County:

ACCESS

1. Residential development should be located away from major traffic arteries except for large multi-family projects and large mobile home parks. Multi-family housing and mobile home parks should have access to arterial streets to avoid disturbing traffic in single family neighborhoods.

2. Residential areas should be near neighborhood facilities such as shopping areas, parks, churches, and schools.
3. All except very low density rural housing should be within the planned urban service areas of the municipalities.

UTILITIES

4. Public water and sewer should be available for all development at densities of two or more dwellings per acre.
5. Development at densities of one dwelling per acre or greater should be within the long-range urban service areas of the municipalities to assure that future public services can be provided efficiently.
6. Public water should not be provided for residential use outside of the urban service areas except for previously existing residences which have a water supply emergency.

NATURAL FEATURES

7. Soils should be suitable for light structure foundations and street or road sub-base.
8. Soils should be suitable for septic tank filter fields where public sewer systems are not available.
9. Rolling sites, which are less desirable for agriculture and industry, are suitable for residential use. Slopes of 10% or less are suitable for suburban and rural housing. Slopes of 6% or less are suitable for higher density urban housing, multi-family housing, and mobile home parks.

SITE

10. Site planning should consider the long-range development of the entire tract of land. Single lots should not be sold and developed without consideration of the future development of the whole tract. Premature subdivision can adversely affect the efficient use of the rest of the tract of land for agriculture, industry, or even residential subdivision.
11. Residential development should be away from conflicting land uses such as heavy commerce, industry, major highways, or airport zones.

Commercial. Commercial land use does not occupy substantial amounts of land, but it is important to provide convenient services, maintain the tax base, and avoid conflicts with adjoining land uses.

Commercial activity in Franklin County is either clustered in the urban areas or is scattered throughout the county on individual sites. This pattern should continue, encouraging all except neighborhood businesses to locate within the urban planning areas where the towns' specific plans and regulations can protect the interests of the businesses and the adjoining uses. County and municipal policies should reinforce activities to maintain and improve the vitality of the existing business districts.

The following characteristics should be considered in the designation of areas for commercial development in Franklin County:

ACCESS

1. Urban commercial areas should be on major thoroughfares or highways to avoid traffic in residential neighborhoods.
2. Rural commercial sites should be on highways or major county roads.

UTILITIES

3. Major commercial development should be in the urban service areas where all urban services are available.
4. Rural commercial facilities are subject to the same utility requirements as single family housing unless large volumes of water are used.

NATURAL FEATURES

5. Relatively level sites with minimum grading are required for building areas and parking and drives.
6. Soils should be suitable for foundations of light buildings and sub-base for paved parking and drive areas.
7. The site should be well drained and above flood-plain level.

SITE

8. The site should be of adequate size to allow for planning of building, parking, and drives.
9. Adjoining land uses should be compatible with commercial uses.
10. Highway access should be planned to avoid traffic hazards and otherwise decrease highway capacity due to congestion.

Industrial. The decision of a firm to build on a particular site in a certain community is the end result of a continuous process of elimination of potential sites at different levels.

The initial selection of a region within the country or the market area is based on location factors such as transportation and labor costs that affect the cost structure of the firm. These factors are largely outside the influence of the local community although the community may effectively promote its positive aspects and suggest alternatives to its less positive aspects.

The secondary selection of the most appropriate community within the selected region and the selection of a suitable site are based on factors which the local community may influence. Factors considered by a firm include both the character of the community and site characteristics. Community characteristics include its attitude toward industry, housing supply, quality of schools, recreation facilities, and cultural resources. These are important to the county's economic development program, but the primary concern of this portion of the land use plan is with the specific characteristics which are required for a "good" industrial site.

The following characteristics should be considered in selection of industrial sites for planning purposes. These characteristics vary in importance for different industries but should always be considered in designation of potential sites for industrial development.

ACCESS

1. Immediate access via one or more highways is necessary for both materials and labor. (More direct access expands both the market area and the labor pool.)
2. Rail access is required for industries with heavy or bulky items.

UTILITIES

3. Public water supply is essential. (Ground water supplies in Franklin County are generally inadequate for industrial use.)
4. Sewage disposal outside of existing municipal service areas will require suitable soil conditions for land application.
5. Telephone and electric services are generally available throughout the county or can readily be provided.

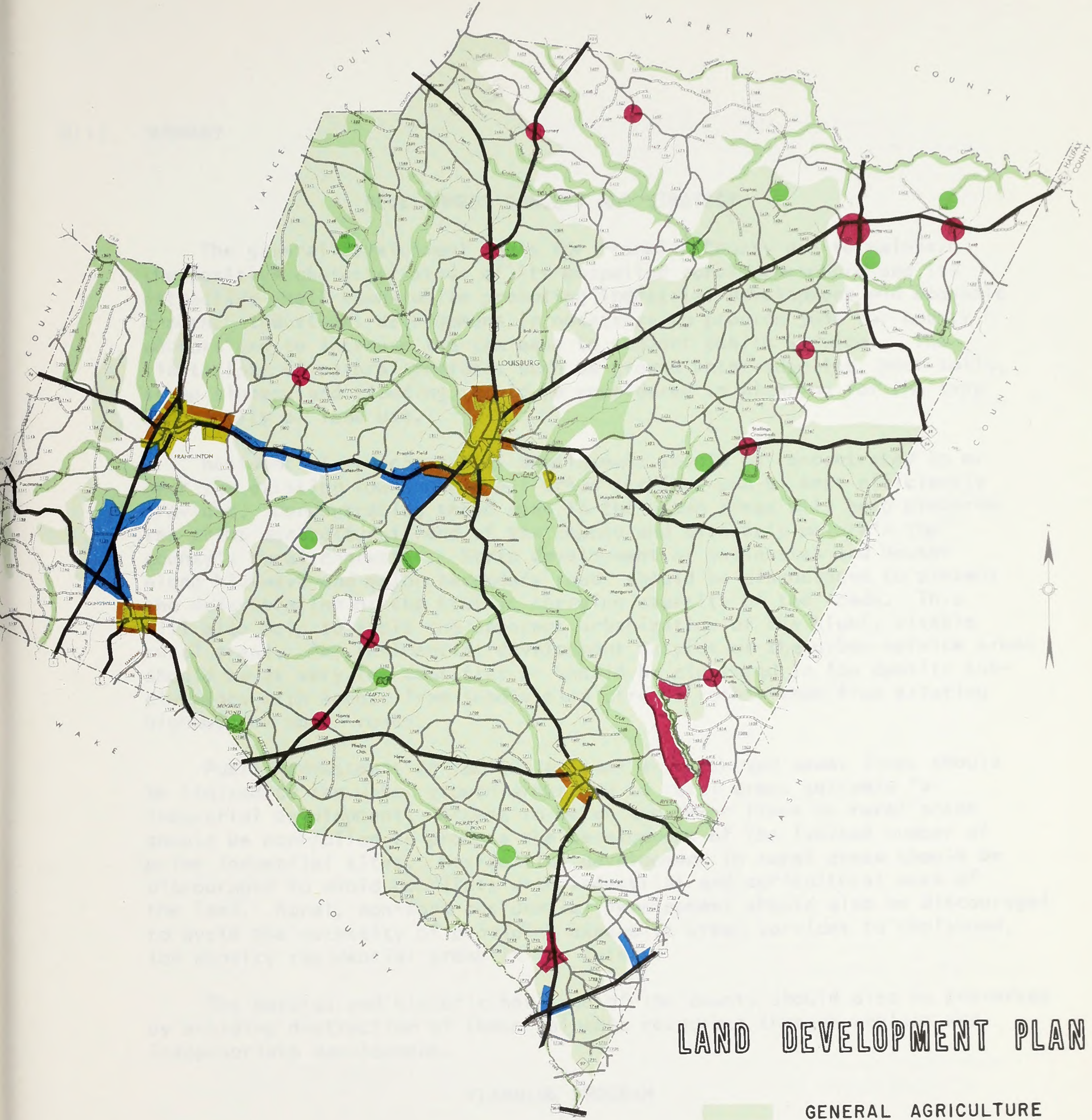
NATURAL FEATURES

6. The land should be relatively level for building, parking, and loading areas. Generally slopes of less than 5 percent and sites involving minor amounts of grading are more desirable.
7. Soil and geological conditions should be suitable for building foundations, pavement sub-base, and wastewater disposal.
8. The site should be well drained and above flood level.
9. Open fields requiring minimum amounts of clearing are desirable.

SITE

10. Adequate size and regular shape are necessary to allow for planning of facilities (minimum of 20 acres).
11. Uses of adjoining land should be compatible. (Industry will not select a site likely to result in complaints, and traffic noise and safety hazards are inevitable.)
12. The environment should be attractive and suitable for the image of the industry.
13. The site should have archeological clearance to assure protection of existing historic resources.

The Economic Development areas shown on the Land Development Plan possess most of the necessary characteristics for industrial sites. These potential industrial sites are a valuable resource for the county and should be preserved for industrial or heavy commercial use.



LAND DEVELOPMENT PLAN

🟩 GENERAL AGRICULTURE
🟩 CONSERVATION
🟩 HERITAGE
— TRANSPORTATION
🟨 DEVELOPED
🟧 TRANSITION
🟥 COMMUNITY
🟦 ECONOMIC DEVELOPMENT

FRANKLIN COUNTY

NORTH CAROLINA

The preparation of this map was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended.

MAP 13

VIII. SUMMARY

DEVELOPMENT CONCEPT AND STRATEGY

The general development goals for Franklin County are to maintain the positive characteristics of its unspoiled rural atmosphere and its attractive small towns while promoting industrial development and economic growth. Industrial development is necessary to provide jobs for county workers and to increase the tax base to support public services. The limitations of natural features such as ground water supplies, poor soils, steep slopes, and flooding should be considered in planning for the type and density of land use.

Residential and commercial development should be concentrated in or near the existing towns where all urban services can be most efficiently provided. Concentrating these uses in the urban areas will help preserve the prime agricultural land of the county and also help maintain the county's rural character. Strip development of businesses and houses along highways and major secondary roads should be discouraged to prevent the deterioration of the traffic carrying capacity of the roads. This will also help to avoid the apparent urbanization of the highly visable rural areas. Any residential development outside of the urban service areas should be at very low densities or should be clustered in low density subdivisions with access from subdivision streets rather than from existing highways or major roads.

Public investment in facilities such as water and sewer lines should be limited to the urban growth areas and to rural areas suitable for industrial development. Access to water and sewer lines in rural areas should be controlled to promote the development of the limited number of prime industrial sites. Residential development in rural areas should be discouraged to avoid conflicts with industrial and agricultural uses of the land. Rural, non-farm residential development should also be discouraged to avoid the necessity of providing expensive urban services to unplanned, low density residential areas in the future.

The natural and historic heritage of the county should also be preserved by avoiding destruction of these valuable resources through neglect and inappropriate development.

PLANNING PROGRAM

There are a wide variety of activities which can and should be used to implement the Land Development Plan and thereby achieve the plan's goals. While some of the activities are legally enforcable regulations, others provide positive incentives, encouraging development consistant with the principles of the plan. The county should continue its planning program by pursuing the following activities, coordinating the objectives of each with the goals and objectives of the Land Development Plan.

VIII. SUMMARY

DEVELOPMENT CONCEPT AND STRATEGY

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Citizen Participation. The involvement and participation of a large percentage of the people of the county is essential to the success of the planning program. People need to understand the reasons for any actions taken. They also need to feel they have an opportunity to express their opinions and influence decisions affecting their future. The Leadership Committee can sponsor dissemination of planning information through the media, schools, and meetings of interested civic and community organizations. Opinions and suggestions from individuals can be obtained through discussion and surveys. All segments of the population should be involved in this continuing process to assure that the plans reflect, as nearly as possible, the needs and desires of all citizens of the county.

Public Facilities and Services Policies. The county, in cooperation with its municipalities, should establish policies related to water, sewer, fire protection, solid waste collection and disposal, police protection, recreation, code enforcement, and other public services. Policies should clearly state the objectives of each service and whether the service should serve only present needs or should provide for and encourage growth. The policies should also establish guidelines for:

1. Who administers the service, county or municipality?
2. When are facilities provided, before or after development?
3. Where are services provided, urban or rural areas?
4. Who receives services, residential, commercial, or industrial land user?
5. Who pays for the facilities, the developer, the user, or the public?

As the county grows and develops, the property tax base will increase and may shift to rural areas. The property and people benefiting from public services will change. The county and its municipalities will need to continually review their responsibilities for services to the citizens of the county. Traditional urban services may need to be assumed by the county as the industrial tax base shifts to rural areas and services such as libraries and recreation benefit all citizens of the county.

Local Development Corporation. The establishment of a private local development corporation should be encouraged to promote development in the county. A private organization could become involved in actual development by raising private capital to fund its activities. It could option, acquire, improve and sell property; it could construct speculative buildings for industries; and it could otherwise promote development in the county's interest. In addition to the corporation's development activities, the county would benefit from the involvement of additional people working together for the county's future.

Codes and Ordinances. There are a variety of codes and ordinances which county and municipal governments can adopt and enforce to assure orderly growth and to improve existing conditions. The general purposes of these codes are related to the structural safety of buildings, fire safety, public health, orderly community development, and environmental protection. Municipalities generally have authority for the adoption and enforcement of regulations within their corporate limits and may also have authority over land use regulation in their one-mile fringe areas. The county generally has authority over the entire county for health regulations. County authority for other regulations is generally limited to non-urban areas unless mutually agreed upon by the county and the municipality.

1. Health regulations are currently enforced by the Health Department. Permits are required for septic tank and filter field connections with the site being inspected before construction to assure that soils are suitable and the site is adequate. Installations are also inspected before connections are permitted to assure that the systems are properly constructed.

2. Building codes establish minimum standards for methods of construction and for plumbing, heating, and electrical installations. The North Carolina Building Code, adopted by the General Assembly, applies to all areas of the state and is enforced by local governments. Legislation also mandates that local governments establish inspection departments to enforce the building codes by certain dates according to population. Franklin County must create a code enforcement department by July 1, 1983 and enforce all state building codes. The county presently enforces the insulation code county-wide. Each of the municipalities in the county must provide for enforcement of all state building codes by July 1, 1985. Code enforcement programs may be administered by individual towns and counties, multi-county units, or regional agencies. Franklin County and its towns should investigate the options available to determine the most efficient and effective means of enforcing building codes in the county. Region K Code Enforcement Study, completed in 1979 by Kerr-Tar Regional Council of Governments, addresses all aspects of code enforcement and is a useful resource.

3. Mobile home regulations include mandatory inspection of water supply and waste disposal systems, and electrical systems. Local regulations may also address site standards and locations through a zoning ordinance. A mobile home ordinance, separate from a zoning ordinance, may address site standards but cannot prohibit the location of mobile homes in specific areas apart from a zoning ordinance. The county should develop standards for the appropriate use of mobile homes and select the proper means of enforcement of those standards in the interest of mobile home occupants and the general public.

4. Subdivision regulations protect both the developer and the buyer by assuring that lots are buildable and that streets and utilities will be accepted for maintenance by state or municipal authorities. Subdivision regulations require developers to maintain proper design standards and to provide necessary improvements. Regulation when property is initially subdivided can prevent many long-term problems which may be expensive for the property owner or the local government to correct later.

5. Land use management is one of the most effective means of assuring that various uses are properly located with respect to one another, that the density of development is suitable for the level of services and the natural conditions of the site, and that suitable land is available for each type of use. The county can either address land uses in specific critical areas such as the NC 56 and US 1 development corridors or investigate land use management needs throughout the county. Land use regulation is an effective means of protecting both potential industrial sites and existing industrial development from encroachment by incompatible uses such as residences. The towns of Bunn, Franklinton, Louisburg, and Youngsville currently enforce land use regulations inside their corporate limits and within their one-mile fringe areas.

6. Erosion and sedimentation control standards have been adopted by the state and may be enforced throughout the state. The county should investigate the need to adopt and enforce a land ordinance to protect its soil and water resources from destruction through erosion and sedimentation.

Housing Programs. There is a critical need for housing assistance in Franklin County. Some assistance has been provided through various federally funded programs in the towns and in rural areas, but the extent of substandard housing demonstrates the need for additional assistance. The county and its municipalities should investigate the establishment of a county housing authority to promote housing development and administer housing assistance throughout the county.

Floodway Regulation. The county should adopt the necessary ordinances to participate in the National Flood Insurance Program, enabling property owners to buy flood insurance and also preventing development in flood hazard areas.

Detailed Soil Maps. Detailed soil maps are useful for planning for urban land development as well as agricultural purposes. The U. S. Soil Conservation Service has mapped in detail only a few areas in the county because local matching funds have not been provided for this program. Completion of the soil mapping program would benefit both urban and rural land users and should be supported by the county.

Municipal/County Cooperation. Franklin County and its municipalities should work together to establish mutually beneficial goals, objectives and policies for development. Long-range growth patterns and service areas should be established so each town and the county can efficiently provide the facilities and services for which it is responsible. Responsibilities for services such as parks, recreation, libraries, police protection, and solid waste disposal should be established to provide for efficient administration and equitable financing. As the county industrial tax base develops outside of urban areas, the county may need to assume responsibility for some services which have been supported by the urban tax base in the past.

Historic Properties Commission. North Carolina General Statutes authorize the establishment of Historic Properties Commissions by cities and counties to safeguard their heritage and promote the use and conservation of historic porperties. Historic Properties Commissions may designate historic properties within their jurisdictions as well as buy, sell, lease, restore and donate historic properties. Designation of historic properties by the local commission has the following benefits:

1. A 90-day written notice must be submitted by the owner prior to demolition, alteration, remodelling, etc.
2. A suitable sign is placed on each designated property indicating it significance.
3. The property owner may apply for deferral of ½ of the property tax as long as the property remains designated.
4. There is a nurturing relationship established between the owner and the commission.

County-Wide Code Enforcement. The towns and the county should study the feasibility of establishing a county-wide comprehensive code enforcement program. Codes would include building codes, health codes, housing codes, subdivision regulations, land use codes and mobile home regulations. A county-wide program would make possible the employment of full-time, professional staff persons to administer the various codes and ordinances. The codes and ordinances of the towns and county could also be coordinated to aid the citizens and the administrators.

Uniform Land Use Code. The county should investigate the possibility of establishing a uniform land use code for the towns and the county. A uniform code for land use regulations would help in the transition of jurisdiction from the county to the towns when corporate areas are expanded. Uniform regulations and procedures would also benefit a county-wide enforcement program, aiding both property owners and administrators.

Regional Participation. Franklin County should continue its active participation in the Kerr-Tar Regional Council of Governments.

ADOPTION, UPDATE AND EVALUATION

The Board of Commissioners, after review by the Board and the public, should adopt the Land Development Plan as public policy for the county. Decisions of the Board and other county agencies should be consistent with the goals, objectives and policies of the plan. Any changes in the plan should be documented in writing and thoroughly reviewed by the public, assuring that the plan will be understood and supported by the citizens of Franklin County.

APPENDIX A: WATER AND SEWER FACILITIES

BUNN

Water System

Source: ground water (3 wells)
Pumping capacity: ± 100 gallons per minute total
Maximum capacity: ± 60,000 gallons per day
Average daily consumption: 40,000 gallons per day
Peak load: ± 60,000 gallons per day
Storage capacity: 200,000 gallons - elevated
Fire flows: hydrants and adequate fire flows only within town
Service area: incorporated town, ± 1 mile fringe
Connections: ± 208
Plans: additional well capacity is needed to provide dependable supply

Wastewater System

Treatment plant: primary treatment and three-stage lagoon (to be completed 1981)
Capacity: 60,000 gallons per day
Receiving stream: Crooked Creek at SR 1719, Class "C"
Collection system: force mains and gravity mains
Plans: system and treatment facilities completed in 1981

FRANKLINTON

Water System

Source: surface water (reservoirs)

Raw water capacity:	Old City Pond	New Franklinton Lake
volume	11.0 MG	4.0 MG
safe yield	4.0 MGD	11.0 MGD
pumping capacity	1.0 MGD	1.0 MGD

Treatment: 1.0 MGD (completed 1976)
Storage capacity: 350,000 gallons - elevated
Fire flows: inadequate lines and hydrants in portions of town, inadequate lines and no hydrants outside of town
Service area: incorporated town and fringe areas
Connections: (± 2,000 people)
Average daily consumption: 300,000 gallons per day
Peak load: 350,000 gallons per day
Plans: renovate reservoirs, install raw water line, increase raw water pumping capacity, increase water lines and add hydrants for fire protection.

Wastewater System

Treatment: secondary type, high-rate trickling filter and a combination primary clarifier-digester (construction 1964)
Capacity: 300,000 gallons per day (The facility is overloaded hydraulically during heavy rainfall and equally overloaded biologically due to strong industrial waste.)
Receiving stream: Franco Creek to Franklinton Branch, Class "C"
Collection system: gravity mains and force mains
Service area: nearly all of town and a few houses and two major industries outside the town limits
Plans: "201" facilities to be funded for design in 1982 include two new pumping stations and force mains, three new interceptors, and expansion of the existing treatment plant to 500,000 gallons per day capacity. Effuent will be discharged at the confluence of Franklinton Branch and Cedar Creek.

LOUISBURG

Water System

Source: surface (weir dam on Tar River)
Supply: 7 MGD 20-year mean low flow
Treatment capacity: 1.0 MGD existing (constructed 1925) 2.0 MGD treatment plant under construction (to be completed 1983)
Average daily use: 0.50 MGD
Peak load: 0.80 MGD
Storage: 1.0 MG ground, 0.70 MG elevated
Connections: ± 1,500
Service area: town and fringe area
(The Town of Louisburg supplies water for the Franklin County system between Louisburg and Franklinton which includes 350,000 gallons elevated storage.)

Wastewater System

Treatment plant: tertiary, trickling and sand filter (constructed 1968, enlarged and renovated 1980)
Capacity: 1.3 MGD
Receiving stream: Tar River, Class "B"
Collection system: gravity mains
Plans: additional mains to serve proposed annexation

YOUNGSVILLE

Water System

Source: ground water (4 wells)
Pumping capacity: 180 gallons per minute
Average daily consumption: 41,000 gallons per day

Peak load: 150 gallons per minute
Storage capacity: 75,000 gallons elevated
Fire flow: hydrants and fire flows not provided throughout whole town
Service area: incorporated town and fringe area
Connections: ± 260 (includes ± 45 outside town)
Plans: extension of main from Franklinton to Youngsville

Wastewater System

Treatment plant: secondary type, Imhoff tank with sand filters (constructed 1940)
Capacity: 50,000 gallons per day
Receiving stream: Hattles Branch, Class "C"
Collection system: gravity mains
Plans: expansion of the collection system to serve entire town and upgrading the treatment plant to provide adequate treatment and additional capacity

APPENDIX B: ENVIRONMENTAL ASSESSMENT

Pursuant to the requirements and guidelines of the National Environmental Protection Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development, and the State Environmental Policy Act, the following is a summary of environmental considerations regarding the plans and policies contained in this land use element:

1. ABSTRACT: The purpose of this land use element is to provide a plan for the development of the county and a guide for accommodating the related growth in a manner which will promote the most desirable and suitable use of the county's physical resources. Data is presented on the county's population, economy, natural features, and man-made features. Goals, objectives and policies for development are established as guides for local government decisions on matters related to land uses within the county. A planning program is proposed to implement the development plan.

2. ENVIRONMENTAL IMPACT: Inherent in any development are the effects associated with converting a rural environment to an urban or developed one.

   The beneficial impacts of the plan are:
   - more orderly and efficient use of land will reduce the amount of land affected by development
   - development will be encouraged to take place in such a manner to minimize environmental problems and hazards

   The adverse effects of the plan are:
   - areas previously in a natural state will be converted to urban uses with the resultant loss of wildlife habitat
   - development will increase stormwater runoff and probably increase polution of that runoff

   However, there should be fewer environmental problems with the plan than without the plan. The plan should reduce the problems inherent in the urban development which will take place in the area.

3. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROPOSED PLAN BE IMPLEMENTED: If development occurs as projected in the plan, the adverse effects noted in 2 above will occur. However, these effects will be mitigated by the programs proposed in the plan.

4. ALTERNATIVES: Alternatives to the proposed plan are:

   a. not to plan for future land development, an alternative which probably would have negative environmental effects; or
   b. to establish other goals and objectives and encourage other types of development, development in different locations or development at intensities or in a sequence other than that proposed.

Natural and man-made environmental conditions were considered in formulating the proposed plan, and therefore, it is unlikely that an alternate plan would be significantly more beneficial to the environment.

5. LONG-TERM vs. SHORT-TERM PRODUCTIVITY: This plan is long-term rather than short-term in nature. Implementation of the plan would encourage orderly and efficient growth patterns which would contribute to the maintenance and enhancement of long-term productivity.

6. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES: Development will lead to the irretrievable commitment of land and building materials. Time of government officials and citizens will be needed to implement the plan. This expenditure of resources will aid in the protection of the environment.

7. APPLICABLE FEDERAL, STATE AND LOCAL CONTROLS:

National Flood Insurance Program
  Flood Insurance Study for Franklin County
  Flood Insurance Study for the Towns of Bunn, Franklinton, Louisburg, and Youngsville

North Carolina Sedimentation Control Act
North Carolina Department of Transportation Standards and Regulations

Franklin County Health Department Regulations

Bunn Zoning Ordinance
Bunn Area "201" Wastewater Facilities Plan

Franklinton Zoning Ordinance

Louisburg Subdivision Regulations
Louisburg Zoning Ordinance
Louisburg "201" Wastewater Facilities Plan

Youngsville Zoning Ordinance

Western Franklin County "201" Wastewater Facilities Plan

8. DEVIATION FROM HUD STANDARDS: No such deviations are proposed.

APPENDIX C: HISTORIC PRESERVATION ASSESSMENT

Pursuant to the requirements and guidelines of Section 106 of the National Historic Preservation Act of 1966, Executive Order 11953 and Section 101 (b)(4) of the National Environmental Policy Act of 1969, the following is a summary of historic preservation considerations regarding the plans and policies contained in this land use element:

1. ABSTRACT: The purpose of this land use element is to provide a plan for the development of the county and a guide for accommodating the related growth in a manner which will promote the most desirable and suitable use of the county's physical resources. Data is presented on the county's population, economy, natural features, and man-made features. Goals, objectives and policies for development are established as guides for local government decisions on matters related to land uses within the county. A planning program is proposed to implement the development plan.

2. IMPACT ON HISTORIC PROPERTIES: The implementation of the land development plan will have a beneficial impact on historic properties in the county because the plan's goals and objectives include preservation of historic resources. References are made to the existing inventories of historic properties so when development proposals are evaluated, adverse effects on area historic properties can be mitigated. Provision of services for and conservation of existing residential neighborhoods will also be beneficial to the extended use and preservation of historic properties in those neighborhoods.

3. ALTERNATIVES: Alternatives to the proposed plan are:

   a. not to plan for future development, an alternative which would probably have negative effects on historic properties; or
   b. to establish other goals and objectives and encourage development of other types, in different locations, at other densities, or in different sequences.

   A "no growth" alternative might have less negative impact on historic properties due to conflicting land uses. However, historic properties in the county are more subject to loss through neglect and disuse, and area growth and development would provide opportunities for preservation through extended use and adaptive reuse.

4. LONG-TERM IMPACT ON HISTORIC PROPERTIES: The goals and objectives of preservation historic resources should have a beneficial impact on historic properties. Economic development in the county should also benefit historic properties through provision of additional opportunities for continued use and adaptive reuse of the historic properties.

5. HISTORIC PRESERVATION CONTROLS:

National Historic Preservation Act
National Environmental Policy Act
Archeological and Historic Preservation Act
Community Development Act
Procedures for the Protection of Historic and Cultural Properties
Protection of Properties in the National Register
North Carolina Environmental Policy Act